

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, October 4, 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 October 4, 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**

Planning & Zoning Annual Organizational Review

5. Planning & Zoning Commission and Board of Adjustment Training (City Attorney)
6. Annual Planning & Zoning Commission Review
 - A) Elect a Planning & Zoning Commission Chairman.
 - B) Elect a Planning & Zoning Commission Vice-Chairman.
 - C) Elect a Planning & Zoning Commission Secretary.
 - D) Review/Discuss/Action on additional items as necessary.

Consent Items

7. Consider/Discuss/Action to approve minutes of the September 7, 2021 Planning & Zoning Commission Meeting.
8. Consider/Discuss/Action on a recommendation regarding the Mercer Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Dawn & Brian Mercer
9. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3, 4, & 5, Preliminary Replat. Applicant: Anna 31 Retail, LP

10. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 5, Site Plan. Applicant: Anna 31 Retail, LP
11. Consider/Discuss/Action on a recommendation regarding the Anna Crossing Municipal, Block A, Lots 1 & 2, Final Plat. Applicant: HSLT & Anna Town Center No. 7 / LNRD, LLC
12. Consider/Discuss/Action on a recommendation regarding the Cox Addition, Block A, Lots 1 & 2, Replat. Applicant: Betty Cox
13. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1, Final Plat. Applicant: MM Anna 325, LLC
14. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1A, Final Plat. Applicant: MM Anna 325, LLC
15. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Final Plat. Applicant: CADG Hurricane Creek, LLC
16. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Replat. Applicant: Dr. Richard Jelsma
17. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lot 3R, Site Plan. Applicant: Dr. Richard Jelsma
18. Consider/Discuss/Action on a recommendation regarding the Walnofer Addition, Block A, Lot 2R, Replat. Applicant: Castleman Capital, LLC
19. Consider/Discuss/Action on a recommendation regarding the Whiterock Subdivision, Block A, Lots 1-5, Preliminary Plat. Applicant: Kishore Naga

Items for Individual Consideration

20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Block K, Lots 19R, 20-23, 3X, & 24X, Replat. Applicant: CADG Hurricane Creek, LLC
21. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 24.8± acres located on the south side of County Road 427, 130± feet east of Purdue Road to Single-Family Residence-72 (SF-72) to allow for a single-family residential development. Applicant: NICID Limited Partnership
22. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding an amendment to Article 9.04 (Zoning Ordinance) pertaining to swimming pool regulations.
23. Workshop: Provide feedback for proposed development(s).

Adjourn

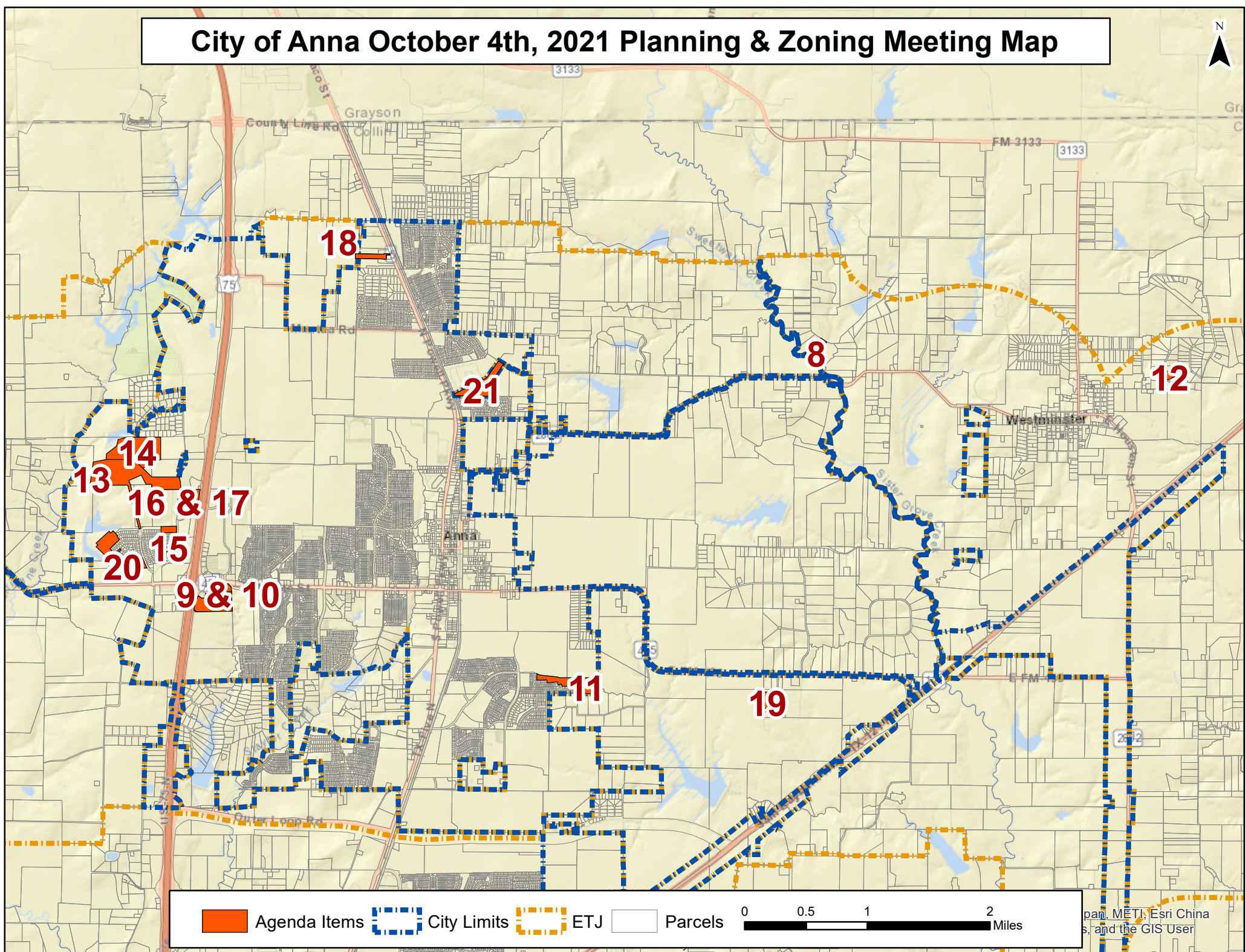
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. October 1, 2021.

A handwritten signature in black ink, appearing to read 'Lauren Mecke', written over a horizontal line.

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 October 4th, 2021 Planning & Zoning Meeting Map



 Agenda Items  City Limits  ETJ  Parcels 0 0.5 1 2 Miles

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PLANNING & ZONING COMMISSION



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Meetings and Work Sessions

The Planning & Zoning Commission meets the first Monday of every month with the regular meeting starting at 7 p.m. Meetings are held at the Anna City Hall, located at 111 North Powell Parkway in Anna, Texas.

Roles and Responsibilities

The seven members of the Planning & Zoning Commission (Commission) serve two-year terms. The Commission evaluates certain applications including site plans and plats for new development projects and makes recommendations to the Anna City Council. In addition, the Commission regularly holds public hearings and makes recommendations to Council on zoning and rezoning applications, including amendments to zoning regulations. The Commission is also involved in the process of updated the City's Comprehensive Plan.

Commissioner	Date Original Appointment	Date Reappointed	Present Term Expires
LaToya Grady 254-669-9697 willis.latoya@gmail.com	June 2019 (Filled unexpired term)	May 2021	May 2023
Brent Thomas 214-794-3840 Brentthomas1946@gmail.com	June 2020		May 2022
Dennis Ogan 469-534-7965 dennis@lonestardraftingservices.com	May 2021		May 2023
Donald Henke 469-321-6946 donaldchenke@gmail.com	June 2015 (Filled unexpired term)	June 2016 May 2021	May 2022
Alonzo Tutson 214-791-3401 ajtutson@yahoo.com	June 2019 (Filled unexpired term)	June 2019 May 2021	May 2023
Nick Rubits 580-230-1085 nrubits@aol.com	June 2020		May 2022
Paul Wenzel 940-642-2358 paulwenzel@att.net	May 2021		May 2023

City Council Liaisons

The Council Liaisons observe the activities of the Commission to stay informed and provide a resource at Council meetings

Council Liaisons			
Stan Carver	January 2021		
Kevin Toten	January 2021		

BASIC INFORMATION FOR COMMISSION



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Additional Meetings as Required

- Called work sessions on Comprehensive Plan, special projects or ordinance amendments
- Training sessions for members on general topics
- Days may be chosen depending on commissioners' schedules. All work sessions are held at City Hall in the Council Chambers.

Retreats/Conferences with City Council

- Annual half-day retreats or special topic conferences may be held with City Council. The retreats are used for teambuilding activities and discussion of general issues not related to specific development cases or projects.

General Information

- The Planning & Zoning Commission meets the first Monday of every month with the regular meeting starting at 7 p.m.
- The regular meetings usually end by 9:00 pm; however, they can last until midnight.
- Attendance at each meeting is noted and forwarded to the City Council.
- Reporters from local news agencies may attend meetings and may contact commissioners.

Preparation Time for Regular Meetings

- The agenda packet is made available on-line on Friday afternoon/evening prior to the Monday evening meeting. An email is sent to Commissioners when the packet has been uploaded to the City's website.
- Approximate amount of time it may take to read packet and make notes: one to two hours.
- Approximate amount of time it may take to visit sites of concern prior to meeting: one to two hours.

Preparation Time for Additional Meetings

- Approximate amount of time it may take to read information on proposed ordinance amendments and other issues, and make notes: one to three hours.

PRACTICE TIPS FOR COMMISSIONERS



Zoning Cases

- Discretion:* Broad but must have reasonable basis
- Always:* Consider **land use** appropriate for the various districts and make uniform and logical decisions.
- Never:* Make decisions that are arbitrary and capricious. Avoid "spot zoning" – zoning which varies or makes exception for particular tracts of land without justification based on the legitimate goal of promotion of health, safety, and welfare.

Zoning is "The division of a jurisdiction into districts within a jurisdiction within which permissible uses are prescribed and restrictions on building height, bulk, layout and other requirements are defined." There are two basic types of zoning petitions: changes to a property's zoning classification and amendments to the zoning ordinance text.

Special Types of Zoning

- Planned Development Districts
- Specific Use Permits

Actions on Zoning Petitions

- Public Hearings are held by both the City Council and Planning & Zoning Commission
- Planning & Zoning Commission provides a recommendation to City Council
- Legislative Action, not an administrative action
- Reasonable discretion in making decisions on zoning petitions
- May take into account testimony of the public and facts presented in the public hearings
- Regulations must rationally and reasonably advance a legitimate government purpose

Remember:

1. Land Use. Zoning is a land use issue. Decisions should be based on the legal designation of land or real property for a particular use such as commercial, industrial or residential.
2. Consider the comprehensive plan and City of Anna strategic plan when making zoning decisions. The comprehensive plan is intended to guide the future growth and physical development of a community by providing for the distribution and relationship of various land uses. The strategic plan identifies value-based principles that describe the preferred future in 15 years.
3. Specific Use Permits should only be utilized in limited situations when a land use may be appropriate in a certain location in a zoning district but not in all locations.

PRACTICE TIPS FOR COMMISSIONERS



4. Planned Development Zoning is intended to provide for combining and mixing of uses with appropriate regulations allowing flexibility in the use and design standards in situations where modification are not contrary to the intent and purpose or 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. Planned developments should not be used as a backdoor means to grant a variance.

Development Application Review (Site Plans/Plats)

Discretion: Extremely Limited

Always: Approve if it meets requirements in the plan/plat checklists and city regulations.

Never: Impose conditions greater than required by the code.

The site plan and plat process govern land development in the city. Developers must receive approval of these plans to begin development and/or sell properties.

Site Plan

The site plan review process is governed by the Zoning Ordinance and has two steps and includes the following types of plans:

- *Concept Plan
- Site Plan

Plats

The platting process is governed by the Subdivision Ordinance. There are several types of plats that the Council and Commission may review and approve:

- Preliminary Plat/Preliminary Replat
- Final Plat/Replat
- Development Plat
- Minor Plat
- Amending Plat

Commission's Actions on Site Plans and Plats

The Commission's actions on site plans and plats are considered administrative and ministerial in nature. As such, the Commission must approve these documents if they conform to all the city's ordinances and requirements. The Commission may not impose additional requirements and cannot deny a site plan or plat based on homeowner opposition.

Remember:

1. Utilize staff's expertise when decisions are based on health and safety issues, and make a record based on relevant evidence.
2. Generalized complaints by local residents are insufficient to justify denial of an application.

PRACTICE TIPS FOR COMMISSIONERS



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3. Meetings between the developers and homeowners can be requested but cannot be required. Denial of the application cannot be based on the developer's refusal to meet with homeowners.
 4. Approval cannot be withheld solely on conclusory allegations that the subdivision or site plan is not consistent with the character of the neighborhood if the plans meet all the applicable code requirements.
 5. If it meets the standards contained in the code regulations, the Commission must approve the application.

**Concept Plans are only required in establishing a Planned Development district. Concept Plans are required to meet the city's ordinances and requirements as part of the zoning request.*

Rules & Procedures for Commissioners



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ADOPTED NOVEMBER 9, 2010

RESOLUTION NO. 2010-11-05

Purpose

The City Council of the City of Anna, Texas ("City Council"), recognizes that it is desirable for there to be a uniform set of rules of procedure for conducting meetings of the City Council, boards and commission appointed by the City Council, and the business of the City Council and said boards and commissions in a sound and efficient manner;

Definitions

- (a) Governing Body means the City Council of the City of Anna, Texas or any board or commission whose members are appointed by the City Council.
- (b) Presiding Officer means the member of the Governing Body authorized to preside over official meetings of the Governing Body. The Mayor is the Presiding Officer at all City Council meetings. The Mayor Pro-tem or Deputy Mayor Pro-tem presides in the absence of the Mayor. Meetings of boards and commissions appointed by the City Council are presided over by a chairperson or president. The Vice Chairperson or Vice President presides in the absence of the Chairperson or President. The member of the Governing Body present with the longest tenure shall preside in the absence of any other Presiding Officer. In such cases, if two or more members of the Governing Body present have equal tenure, then the Presiding Officer shall be determined by the alphabetical order of the last names of the members with equal tenure.

Agendas

- (a) Unless otherwise provided for in a Resolution or Bylaws approved by the City Council, the City Manager or the City Manager's designee shall set the agenda for all meetings of the Governing Body as prescribed in City Council Resolution 2008-01-04.
- (b) Regular city council meeting agendas will include a "Public Comment" item. Under this item, members of the audience at the council meeting are permitted to address any topic relating to City business operations. The following procedures will be followed:
 - The speaker will state his/her name and address for the record
 - Remarks will be limited to three (3) minutes
 - The speaker may address the council only one time.

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The Governing Body will not respond to questions or comments by the speaker, except a member may respond by making: (1) a statement of specific factual information given in response to an inquiry; (2) a recitation of existing policy in response to an inquiry.

Role of the Presiding Officer

The Presiding Officer shall fulfill the following duties:

- (a) Opens the meeting on time, announces the presence of a quorum, and sees to it that the meeting follows the agenda, and all discussions are focused on agenda items.
- (b) Keeps discussions focused on the matter at hand.
- (c) Sees to it that all major issues are brought to the floor in the form of a motion. The Presiding Officer shall allow additional discussion on a motion once made only after a motion is seconded. If no one seconds a motion made during a meeting, it dies for lack of support.
- (d) Uses reasonable measures to keep meetings from becoming unreasonably long.
- (e) If discussion wanders or becomes confused, the Presiding Officer calls people's attention to the motion on the floor as a way of refocusing discussion. If it is clear from the discussion that a decision will not be made within a reasonable period of time during the meeting, the Presiding Officer may ask for a motion to table the issue to a later meeting.
- (f) The Presiding Officer may authorize a member of the public to speak regarding a duly noticed agenda item under appropriate circumstances and shall ask the speaker to limit remarks to 3 minutes.

Rules for Discussion and Debate

- (a) Direct all remarks to the Presiding Officer, and only after being recognized by the Presiding Officer. Only one member of the Governing Body may speak at a time and must do so at a volume that is audible to the other members and other attendees of the meeting. There shall be no side discussion or debate during a meeting.
- (b) A member of the Governing Body shall stop speaking when the Presiding Officer finds it necessary to speak but may seek to be recognized to continue to speak.

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- (c) A member of the Governing Body shall confine remarks to the issue being discussed and shall not communicate with members of the audience unless: (1) it is during a public hearing and the member is addressing an audience member who has been duly authorized to speak; or (2) the Presiding Officer has recognized an audience member to speak and the member of the Governing Body has also been recognized to speak.
 - (d) Members of the Governing Body should avoid using other members' names when referring to issues and positions under debate and should avoid attacking other members' motives.
 - (e) Members of the Governing Body should avoid personal attacks and offensive comments and shall not use obscene language.
 - (f) The Presiding Officer should warn a member about a serious offense the first time it happens (for example—personal attacks, use of obscene language, etc.).
 - (g) Any type of recording device, whether audio or video, even if turned off, may not be taken into a room or area where any part of an executive session discussion is being held.

Rules for Public Hearings

- (a) Public hearings will be conducted as follows:
 - (1) The Presiding Officer or Presiding Officer's designee will provide a summary report and recommendation as appropriate on the agenda item.
 - (2) The petitioner/applicant, if any will be offered an opportunity to discuss the petition/application prior to other public comment.
 - (3) The petitioner/applicant will state his/her name and address for the record and will be limited to three (3) minutes to discuss the item.
 - (4) Other persons wishing to speak during the public hearing will be offered an opportunity and shall state their name and address for the record.
 - (5) All other persons wishing to speak during the public hearing will be limited to three (3) minutes to discuss the item and may speak only one time on a public hearing item.
 - (6) The petitioner/applicant, if any, will be offered an opportunity to respond to comments or questions from the Governing Body but will be limited to not more than three (3) minutes unless the Presiding Officer permits additional time.

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- (7) If an agenda item does not include a public hearing, it is the discretion of the Presiding Officer to allow public comment. If public comment is permitted, the procedures outlined in this section will pertain.
- (8) The Presiding Officer may change the time allowed to individuals to speak regarding an item on the agenda. However, in order to provide for efficient, effective, and orderly conduct of the meetings, such changes will be allowed only under unusual conditions.

Rules for Motions

(a) Making Motions.

- (1) Maker must be recognized by the Presiding Officer before making a motion.
- (2) Maker then states, "I move..."
- (3) A second to the motion is required.
- (4) The maker of the motion has the right to speak first during the discussion.
- (5) The maker also has the privilege of speaking last before the vote.
- (6) The Presiding Officer recognizes each person before he or she speaks.

(b) Amending Motions

- (1) Maker must be recognized by the Presiding Officer before making a motion to amend.
- (2) To Amend a Motion:
 - a. Requires a second from the member of the Governing Body who seconded the original motion.
 - b. Motion is considered amended upon a second from the member of the Governing Body who seconded the original motion.

(c) Tabled Motions

- (1) Maker must be recognized by the Presiding Officer before making a motion to table.

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(2) To Table a Motion:

- a. Requires a second.
- b. No debate is allowed.
- c. No amendments to the tabling motion can be made.
- d. Majority vote is required to pass the tabling motion.
- e. A motion to table must set a definite date for reconsideration to take place at a duly noticed public meeting.
- f. The City Manager or the City Manager's designee shall place the item on a future agenda in accordance with a motion that tabled the item. At the future meeting upon which the tabled item is placed, the item shall automatically be taken from the table for consideration in accordance with said future agenda.

(d) Motion to Take No Action.

- (1) Maker must be recognized by the Presiding Officer before making a motion to take no action.

(2) Taking No Action:

- a. Requires a second.
- b. The maker of the motion has the right to speak first during the discussion.
- c. The maker also has the privilege of speaking last before the vote.
- d. The Presiding Officer recognizes each person before he or she speaks.

(e) Motion to Adjourn

- (1) Maker must be recognized by Presiding Officer before making a motion to adjourn.

(2) To Adjourn a Meeting:

- a. Requires a second.
- b. Not debatable.
- c. Cannot be amended.

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- d. Majority vote is needed to pass.

Open Meetings Act

Notwithstanding any provision of these rules, all meetings of the Governing Body shall comply with the Texas Open Meetings Act.

Rules of Dress and Decorum

- (a) During all official meetings of the Governing Body, members shall observe a business causal dress code which shall at minimum include the following:
 - (1) Males will wear a colored polo shirt, dress shirt, jeans with no holes or dress slacks. Males shall not wear T-shirts (unless dress T-shirts with a coat or blazer) shorts, opened toed shoes, hats, and non-prescription glasses.
 - (2) Females will wear a colored polo shirt, dress shirt, jeans with no holes or dress slacks, or a skirt, and appropriate dress shoes. Females shall not wear T-shirts (unless dress T-shirts with a coat or blazer) shorts, hats, and non-prescription glasses.
- (b) During official meetings of the Governing Body, members shall not use tobacco products including smokeless tobacco.



Chapter 2

Ethics and the Planning Commissioner

Carol Barrett, FAICP



This chapter discusses and provides examples of how a Planning Commissioner can make complex decisions while being fair, equitable, and ethical. It provides information on the sources for ethical guidelines, particularly for the code of ethics and local ordinances. It establishes a framework and foundation for ethical planning officials and provides background on Texas law, in regards to conflict of interest. It defines common biases that impact ethical behavior and point to serious concerns about ethical misconduct. Specifically, in this chapter you will learn whether you can meet individually with applicants to hear about their project, whether you should take a tour of a project site with an applicant, if you can discuss pending development projects at your neighborhood association meeting, if friends and neighbors can offer their opinions about pending projects, what to do if a good friend has a project before the Planning Commission, and to do the job of a Planning Commissioner in a way that promotes fairness and objectivity. The following attachments are available at the end of the chapter to be used as reference guides and resources:

Attachment A: Ethical Principles in Planning, AICP

Attachment B: AICP Code of Ethics and Professional Conduct

Attachment C: By-laws for Planning and Zoning Commission, City of Collinsville, TX

Attachment D: Planning and Zoning Commission: Participating at Public Hearings, City of Arlington

Attachment E: Example Planning Commission Meeting Brochure, City of San Gabriel

Attachment F: Public Services Values, The Institute for Local Government



INTRODUCTION

“A prominent example of the appearance of a conflict came this past June when a planning commissioner recused herself, left the dais, then presented on a project to her colleagues. She said she had no recourse, since she is the only employee of her firm.”

Yikes. The sentence above comes from a local newspaper recounting a series of on-going ethical lapses in a City. In this instance, applicants may well perceive a “pay to play” rule. If you want favorable consideration by the Planning Commission, you have to pay a Commissioner or the Commissioner’s firm. This kind of behavior is wrong for a number of reasons which are discussed below. While an extreme example, it is not an isolated one. Planning Commissioners regularly face ethical questions. Thinking about those ethical questions and possible responses ahead of time prepares you to make an informed decision when confronted with an ethical challenge. That’s the

The purpose of this chapter is to give you tools for ethical decision-making

purpose of this chapter: to give you tools for ethical decision-making.

Let’s step back for a second. What is ethical behavior? Expressed in a straightforward manner, ethical behavior is what you ought to do as a Planning Commissioner. It’s treating others as you would wish to be treated. It’s the kind of conduct that makes the world a better place.

Ethics is particularly important in public service. As a Planning Commissioner, you have been given significant authority and you are expected to use that authority with integrity. You make decisions about what can and cannot happen in your community. You make recommendations about how to spend city money, some of which comes from local taxpayers. If the Planning Commission is to do its job properly and address the challenges confronting most communities, public trust and confidence is vital. High ethical standards are required to secure and maintain public trust that is essential to the planning process and to good government.

What are common ethical questions that Commissioners need to answer?

- Can I meet individually with applicants to hear about their project?
- Should I take a tour of a project site with an applicant?
- Can I discuss pending development projects at my neighborhood association meeting?
- Can friends and neighbors offer me their opinions about pending projects?
- What happens when my best friend has a project before the Planning Commission?
- How can I do my job as a Planning Commissioner in a way that promotes fairness and objectivity?



SOURCES FOR ETHICAL GUIDELINES

Most planning officials often operate according to an unwritten, personal code of ethics. As a new planning commissioner, you know yourself to be honest in your day-to-day dealings with friends and family and you are reliable in your professional life as well. Therefore, you assume that the way you deal with ethical questions that come up as a planning commissioner will be honest as well. Most people have convictions about what is right and wrong based on religious beliefs, culture, family teachings, lessons learned in life, laws, and habits. These values may vary among your fellow commissioners. For example, loyalty to friends and family may conflict with one's responsibility to serve the public interest. Religious beliefs and culture are also a source of continuous historical disagreement over all kinds of matters. To help your Planning Commission operate consistently and fairly, a more uniform frame of reference is needed.

Codes of Ethics

This chapter can help you understand some of the more universal behavior standards for planners and planning officials so you are better prepared to think through what your response should be when ethical issues arise. The American Planning Association has adopted a Statement of Ethical Principles to help planning officials understand basic ethical expectations (See Attachment A). This Statement was prepared and adopted to provide guidance to planning officials. There is also a Code of Ethics for professional planners who have passed an examination and are members of the American Institute of Certified Planners. Their Code is also included for your reference as Attachment B. Finally, as a planning commissioner you will work with professionals from various disciplines – architects, engineers, and landscape architects for example. Like the planners, each profession has a Code of Ethics. They are not all attached here but can easily be researched on line.

Local Ordinances

In many communities and some states, there are adopted ordinances and laws governing aspects of the conduct of Planning Commissioners, especially with respect to conflict-of-interest. These materials should be provided to you by staff and covered in regular training so that you are familiar with them.



The general conflict of interest laws for Texas city officials are found in chapter 171 of the Local Government Code. It includes standards for determining when a local official has a conflict of interest that would affect his or her ability to discuss, decide or vote on a particular item. Chapter 171 conflict of interest provisions apply to all local public officials which includes planning commissioners. The Office of the Attorney General has an excellent publication that you can download from the internet. Commissioners should remember that these state requirements define the legal minimum, not what may be ethical.

General conflict of interest laws are found in chapter 171 of the Local Government Code

LAYING THE GROUNDWORK FOR ETHICAL PLANNING OFFICIALS

Serving as a planning official is not easy, especially in the face of public cynicism regarding the motives of community leaders. And then there are all the newspaper articles documenting various degrees of incompetence or corruption in the public sector. Some people will automatically assume that a level of malfeasance applies to you as a commissioner as well. Plus, your work as a commissioner is hard. You have to prepare for meetings by visiting sites and studying agenda packets which arrive only days before the meeting. You have to attend meetings which can run on for hours and listen to criticism, some of which may be ugly and very personal. But there are things that you and your community can do to help shape the public's perception about the values which underlay your decisions as a commissioner.

Elected Officials Should Appoint Good Planning Commissioners

A good Planning Commissioner is more than someone who can avoid financial conflicts of interest. A good commissioner knows a lot about the community and brings special expertise to the Commission. A good Commissioner should also have:

- An open mind to listen to new ideas from applicants, from other commissioners, and from staff.
- An ability to see both the strengths and weaknesses of the proposals.
- Critical thinking skills leading toward finding solutions.



- A willingness to spend the time required to study materials.
- An ability to manage other commitments so that attendance is regular.
- A commitment to making the process fair to all.
- A degree of independence in making choices and recommendations.
- Faith in the future and the ability of the community to shape that future.

Once you are a Planning Commissioner, you can help the elected officials to make good appointments by serving as a talent scout. You should be on the lookout for others in your community who would make good commissioners and share that information with your Mayor or planning director.

Planning Commissioners Should Have Regular Training

All new commissioners need an extended orientation to the work of the commission and the status of planning and development in your community. There should also be an ethics component of that training as well. An annual training event focused on the specific challenges in your community should be something you can request and help plan. Ethics should always be included among the topics to be covered. The community should budget to send planning commissioners to training sponsored by the Texas Chapter or other organizations whose work is relevant to your efforts as a volunteer.

If you are having problems as a Commission because one or more of your fellow Commissioners are not pulling their own weight, you can suggest training for the entire Commission that will make clear the expectations for conduct and effort. Working with your planning director can help make the training productive and relevant. In many cases, there are often other Planning Commissioners from nearby jurisdictions who can help set the ground rules and expectations. And the voice of a colleague always carries great weight. If your Planning Director doesn't have suggestions, the Texas Chapter will. The Chapter can be contacted online at <http://www.txplanning.org/>.

Planning Commissions Should Have Ground Rules

Every commission needs bylaws, written rules of procedures, and a statement of the ethical principles which will guide their work. Together, these documents provide assurance that everyone who interacts with the commission has rights -- due process, fairness, and equity. By-laws and rules of procedure tell people what to expect and help make work with the planning bodies more productive. They also set the benchmark for fair, ethical, and prompt deci-

*Everyone has
the right to due
process,
fairness, and
equity*



sions. If the process itself appears fair, there will be a much higher degree of confidence in the decision itself. By-laws and public hearing procedures from the City of Collinsville (Attachment C) are provided for your information.

It is also useful to community members to have an easy reference guide for how meetings will work written so that it can be easily understood. If you have this kind of information readily available, it will encourage the community to understand that you value their ideas and that the process is arranged so that they have an opportunity to make their point of view known. A sample Arlington, Texas (Attachment D) and one from the City of San Gabriel, California (Attachment E). The latter is always at the table outside the meeting room with agendas and includes background information on the Planning Commission as well as public hearing testimony procedures.

Finally, on evenings when there will be public hearings, the Commission Chair (or his/her designee) can briefly review the procedures so that those in attendance understand when they will be able to speak. All of this effort is directed toward making the work of the Commission transparent which is a core ethical value for public sector decision-making.

Planning Staff Should Use Standard Planning Procedures to Ensure Full, Open Consideration

Standard planning procedures help planning commissioners do their job in an ethical manner. Standard procedures also help ensure that issues will be properly aired without undue influence either in fact, or in appearance. That is a key component of ensuring the reputation of your Commission – it must both act fairly and be perceived as acting fairly.

Standard procedures lay out information that the applicant can rely on in moving a project forward; and that makes it clear to the community how and when they will be able to participate in the deliberative process. The value of transparency – the public can see and participate in what is going on – is best achieved through standard procedures. Planning Commissions should operate from posted agendas (a staff responsibility to prepare and post) and follow those agenda. Following the agenda is important because of the right of the public to address the Planning Commission. If items are taken up in a random order it makes it hard to know when to come to the meeting. That doesn't mean that the agenda can't be revised at the meeting itself. For example, if a larger number of citizens are in attendance for a single agenda item,



From time to time, even the best planners lapse into plannerspeak which is not always completely intelligible in staff reports. See below.

Version 1: It is the determination of City staff that there is a possibility of associated increases in traffic noise if this project is approved and constructed.

Version 2: City staff believe this project will increase traffic noise.

This example is from *Planning in Plain English* by Natalie Macris. It should be required reading in every planning agency.

then the Commission is likely to move that item up earlier in the meeting to allow the community to participate and get home earlier. Another aspect of agenda management is the language used to describe the work to be done. You and staff can work together to make the agenda as straightforward as possible. Here is an example:

PRJ12-00276 – ZON12-00043. APPLICANT: ORANGE COUNTY EMERGENCY PET CLINIC; PROPERTY OWNER: JEFFREY I. GOLDEN.

A request for a Conditional Use Permit to operate an after-hours emergency pet clinic per FMC 15.30.030 on property located at 3920 N. Harbor Boulevard (generally located between 420 feet and 520 feet south of Imperial Highway). (C-2- zone) (Staff Planner: Elaine Dove)

← This is a clear project description

← How do I contact the planner if I have questions?

Here is another example which also has some good aspects but still needs a bit more work as noted.

Rezoning: C814-2012-0160 – 211 S. Lamar

Location: 211 S. Lamar Boulevard, Lady Bird Lake Watershed, South Lamar

Combined NPA

Owner/Applicant: Post Paggi, LLC (Jason Post)

Agent: Winstead PC (Amanda Swor)

Request: CS & CS-V to PUD

Staff Rec.: Recommended

Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department

← What do the letters "NPA, CS & CS-V to PUD" stand for?

← Noting the staff recommendation is useful

← Including staff contact information is very helpful

In general, the Commissioners can only discuss and act on items included in the posted agenda. Commissioners can ask to have items added to the agenda. In fact, "Items from the Commission" should be a regular item on your agenda so that everyone is reminded of this opportunity.



Example: A resident comes to the podium during citizen comment to report that the conditions of approval for a project are not being adhered to and that the quality of life for the residents on her block has been substantially degraded as a result of the Planning Commission approval several months ago. She demands that the Commission do something to solve the problem immediately because, in her mind, the Commission caused the problem and she needs her sleep.

Answer: Commissioners should refrain from discussing the project by asking for examples of problems and considering whether the conditions of approval are being met. Instead the Commission can thank the citizen, ask staff to meet with the citizen, and place the item on an upcoming agenda for more detailed consideration. Staff should be encouraged to work directly with the applicant to address the issues of concern as soon as possible.

Standard procedures also include the quality of staff work and the schedule for planning commission packet delivery. If commissioners are expected to provide thorough and diligent services, they need relevant information on a timely basis. If the commissioners seek to support community involvement in planning, then the work has to be organized so that residents can find out what is going on and can make their points of view known. You should feel free to suggest to staff ways to organize and present the information so that it is useful to your decision-making. If you look at the web sites of other cities, you may see ideas for staff reports that you like. And don't hesitate to request that staff reports be written in plain English.

Commissioners should be able to request information that will supplement staff work when they have questions. All such information should be provided to all of the Commissioners, even when requested only by one. You will have a better decision-making process if you ask your questions ahead of time so that staff can do the necessary research. Of course you can ask questions of both staff and applicants at the meeting, but if you wait to raise major issues until the public hearing, you may well end up delaying action when that is not your intention. When information is distributed for the first time during the public hearing, copies should be made available to the public.

ACTING ETHICALLY: Planning Commissions Should Know Where Ethical Guidance Can Be Found

Ethical standards for planners and planning officials have been promulgated by the American Planning Association and the American Institute of Cer-

Ethics ordinances tend to regulate:

1. Activities that require disclosure such as sources of income

2. Behavior that is prohibited



tified Planners. The text of both is attached. There may also be local ethics ordinances which regulate behavior and although these may pertain to the planning commission. Ethics ordinances tend to regulate two things: activities that require disclosure such as sources of income; and behavior that is prohibited. There may be quite a bit of overlap between the standards of the APA and local ordinances. For example, a prohibition against soliciting or accepting gifts is a common element.

Example: Can a planning commissioner accept a bottle of wine as winter holiday thank you from a local architect?

Answer: Yes. Commissioners should not solicit or accept items of a value great enough to affect their judgment. Items that can easily be consumed fall outside of influencing behavior. The prohibition against taking gifts applies in the circumstances where a reasonable person might think the commissioner's judgment had been impaired. A single bottle of wine is only a token. However, if the architect had a project pending before the Commission, even a single bottle should not be accepted.

Example: Can a planning commissioner accept a case of wine as a winter holiday thank you from a local architect?

Answer: No. See above.

Example: Can a planning commissioner accept two free weeks at a local developer's condo on the beach in California?

Answer: No. See above. Accepting such a posh offer would leave people with the impression that you were indebted to the developer and that your decisions would be affected by your sense of owing something to another person.



Check out the Attorney General's website at www.oag.state.tx.us/AG_Publications/pdfs/conflict_easy.pdf for more information.

State Law in Texas Regulates Conflicts of Interest

Planning Commissioners need to be familiar with Chapter 171 of Texas Local Government Code. It governs the conduct of planning officials who make decisions that are more than advisory. The law addresses potential conflicts of interest by local officials. The law seeks to prevent public officials from having dealings with their governmental bodies if they would derive a personal benefit. The law requires disclosure and abstention when it is time to vote if there is a substantial financial interest.

Texas Local Government Code Chapter 171 defines substantial interest as:

(a) Owning 10% or more of the voting stock or shares or an ownership of



- \$15,000 or more of the fair market value of the business;
- (b) Receiving funds from the business exceeding 10 percent of the commissioner's gross income from the previous year;
- (c) Having an interest in real property that is either equitable or legal ownership with a fair market value of \$2500 or more;
- (d) Being related by marriage or ancestry or affinity to someone who has an interest as described above.

The national codes of APA and AICP also address conflict of interest, but call for a higher standard — even the appearance of a conflict of interest should be avoided. Sources of financial conflict-of-interest can also include loans and gifts as well as a less than direct financial benefit.

Example: A realtor sits on the Planning Commission and from time-to-time, his broker appears before the Planning Commission to seek a zoning change on behalf of a client. Can the realtor vote on these requests?

Answer: According to the APA's Statement of Ethical Principles, because securing a change in the zoning is often a contract contingency, the realtor has a financial interest in working for a successful broker. The realtor should declare the potential conflict of interest and not participate in the discussion. However, according to Texas Law, this would not be a conflict of interest.

But laws are only minimum standards. The laws define what one must (or must not) do, not what one ought to do.

Sometimes Planning Commissioners overlook disclosure obligations related to charitable fundraising. The theory is that the public has a right to know if someone is contributing to your favorite causes. The assumption is that the donations are made to establish a special relationship with you. Or worse, what if a donor believes that if she or he fails to give, there will be negative consequences? As a Planning Commissioner, you need to be sensitive to these issues. Charitable donations can also be viewed as a version of "pay to play." That perception is damaging to the public's faith in the fairness of your decision-making.

Planning Commissions Should Adopt Ethical Standards

Your community should know that you have ethical principles that will be used in decision-making. These standards may already be in place (local ordinances and charter) or you may need to draft and adopt them. The APA

Additional guidance can also be derived from your local ethics ordinances. In the case of one Texas city, the Municipal Code states:

It is the policy of the City of that all city officials and employees shall act and conduct themselves both inside and outside the city's service so as to give no occasion for distrust for their integrity, impartiality or of their devotion to the best interest of the City and the public trust which it holds.

That kind of a standard would prohibit voting by the realtor in a rezoning request made by his or her broker.



Statement of Ethical Principles has already been suggested for consideration. In summary, the Statement identifies the following ethical principles:

A. Serve the public interest.

1. Recognize the rights of citizens to participate in planning decisions.
2. Give citizens full, clear, and accurate information.
3. Expand choice and opportunity for all persons.
4. Assist in the clarification of community goals.
5. Ensure that information available to decision makers is also available to the public.
6. Pay special attention to the interrelatedness of decisions and the long range consequences of present actions.

B. Strive to achieve high standards of integrity and proficiency.

1. Exercise fair, independent, and honest judgment.
2. Publicly disclose any personal interests.
3. Define personal interest broadly.
4. Abstain from participation in a matter in which you have a personal interest and leave the chamber when the matter is being deliberated.
5. Seek no gifts or favors.
6. Abstain from participating as an advisor or decision maker on any plan or project in which you have previously participated as an advocate.
7. Serve as advocates only when the objectives are legal and serve the public interest.
8. Not participate as an advocate on any plan or program in which you have previously served as an advisory or decision maker except after full disclosure and in no circumstance earlier than one year following termination of the role as advisory or decision maker.
9. Not use confidential information to further a personal interest.
10. Not disclose confidential information.
11. Not misrepresent facts or distort information.
12. Not participate in any matter unless prepared.
13. Respect the rights of all persons.

These principles are aspirational in nature and they seek to inspire voluntary commitment through appeals to conscience. They are a positive obligation. There are no sanctions for failing to comply nor is there any regulatory scheme.



If APA's Statement seems too detailed for your community, you can always consider something shorter. A quick check of the web will turn up a number of examples. Another example is provided in Attachment F. It deals in behavior and not outcomes and includes no prohibitions. Instead, it focuses how one behaves based on values. Adoption of this type of an ethics statement could promote healthy dialogue among the Commission. At the other end of the continuum we have the following statement adopted by another Planning Commission as their own version of a Statement of Ethical Principles:

We listen carefully to applicants and the community while collaborating effectively with staff to achieve sound decisions and recommendations to the City Council. We demonstrate a commitment to the highest standards of fairness and honesty.

In reality, the actual language finally adopted is less important than the discussion that will surround the adoption. A conversation with planning colleagues will clarify points of differing interpretation. Adopting ethical standards will also advise the community that there are principles upon which they can rely. Indirectly, you will be putting people on notice that certain forms of conduct are not acceptable. Finally, once you have an adopted statement of ethical principles, it can easily eliminate the need for debate about personalities or individual proclivities. A short statement can simply be made referring to the adopted Statement and how it either encourages or precludes certain forms of conduct.

The Decisions Made by Planning Commissions Should Reflect the Adopted Ethical Principles

Planning commissions should be attentive to every point of view laid out at a commission meeting: property owner rights; equitable procedures; opinions of residents; and sustaining the environment, etc. To sort through the plethora of information and arrive at the best decision, the commissioner needs to ask herself "What decision will promote the entire community's best interest over time?"

The commissioner needs to ask herself "What decision will promote the entire community's best interest over time?"

Commissioners should also be attentive to the integrity of the planning process. Decisions should be based upon full information. This information should be discussed in an open forum where it can be debated. Certainly planning reports, studies, and other records should be available to persons on either (or any) side of an issue. Other meetings or communications a commissioner may have received which are related to a proposed decision must be



noted at a public hearing to ensure full information, comments, and rebuttals as appropriate. If a Commission conducts its business in a consistent and open manner, then the community will have more faith in the process.

Applicants Deserve Fair Decisions Made in an Un-biased Manner

Basic common law provides that Commissioners exercise the power of office for the benefit of the public and not for their private interests. The Constitution lays out due process principles that require the decision-makers to be fair and impartial when sitting in a quasi-judicial capacity on matters such as variances which require findings to be made.

What constitutes bias? Bias arises from having a personal or financial interest in the outcome. For example, one court found a council member was biased and should not have participated in a decision about new construction which would block the member's view of the ocean. There could be a personal bias based on well-known animosity toward an individual. Strong personal loyalty could also constitute a bias. If, for example, your best friend since kindergarten applied for a variance to the setbacks for her home, you could be perceived as biased in favor of the proposal. Another form of bias could come from your belief system or ideology. A Commissioner might find a proposal to approve a Conditional Use Permit for a Planned Parenthood clinic provoking a strong reaction if the Commissioner opposed education about contraception for teenagers or abortions. Another form of bias can result when information received outside of the meeting influences your thinking. All communications about the project (pro and con) should occur in the context of the noticed hearing. See the discussion of ex-parte communications which immediately follows.

Ex-parte communications

Ex-parte communications are those that occur outside of the formal meeting. These kinds of communications can undermine your efforts to establish a reputation for Planning Commission fairness.

Some Planning Commissioners insist that they are comfortable with receiving communications from the projects' neighbors or other concerned citizens. They believe being open to community input is part of their job. Those members explain that they report the ex-parte communications prior to the beginning of the official meeting. But disclosing may not be enough. You can't easily convey the full text of information received or the way you may have

Why is it a problem when information is communicated to you outside of a meeting?

- Not everyone has the same information
- The applicant cannot respond, if accusations are made
- You can't readily assess the accuracy of the information by seeking confirmation from staff
- It violates the perceived fairness of process if special information has been conveyed to a subset of the board membership



been influenced.

Site visits are a form of ex-parte communication. However, they are desirable. They can take the form of individuals driving by a site, or exploring it alone on foot. Some communities chose to organize group visits with staff. Because you may have a quorum of Planning Commissioners present, such site visits should be posted as a public meeting. Staff should prepare a brief write up of the visit for the public record. While on the site, board members should maintain an open-minded frame of mind and refrain from offering opinions to the property owner who is likely to be present.

Example: Can a planning commissioner receive information or explanations from an applicant outside of the regular meeting?

Answer: If the information is designed to influence the thinking of the Commissioner, the information should be presented in a public meeting. It should be in writing and should be part of the official public record.

Commissioners must give serious consideration to stepping aside and not participating when reviewing projects if they have listened to community input and have already determined the proper outcome in advance of receiving the evidence.

Serial Meetings

A serial meeting occurs when a series of communications among board members results in a debate and discussion of a pending item or policy. Serial meetings may be prohibited by state or local ethics codes. Whether precluded or not, they should be avoided. Serial meetings are the product of high technology, particularly e-mail. Meetings where decisions are made have to be conducted in public. E-mails about pending matters should be avoided.

Example: Can the staff send a notice to all the Planning Commission advising them that a long desired development project has been dropped from the agenda at the request of the applicant?

Answer: Yes. No discussion of pros or cons should be undertaken. No replies should be sent.

Example: Can planning commissioners send e-mails using the "reply to all" feature speculating why the applicant made the decision and what, if anything, the commission can do as a group to help get the project back on track?



Social Media and Serial Meetings:

The general rule is that a majority of the Planning Commissioners cannot use the Internet to communicate with each other about Planning Commission business. Many web sites present information or ask questions and individuals make comments or ask questions which are called postings. Multiple Commissioners cannot post or comment on others postings on Planning Commission business. If they do, then they are debating the public's business outside of the public meeting. This is a no-no. This does not mean that one-way communications like blogs are limited. Blogging can be a good way to get the work out, especially in a time of declining newspaper readership.



Answer: No. The commission would be discussing a topic with the intention of arriving at a consensus to guide future public action outside of a public meeting.

Separate communications with decision-makers to answer questions are acceptable. But those communications cannot have content which includes information about the position of other decision-makers. Commissioners should avoid all forms of communication that could result in an agreement by the Commission or a subset of Commissioners about what to do outside of a public meeting. This guidance does not preclude Commissioners from being present at the same social event or attending a training conference. It simply means that while at those events the Commissioners cannot meet to discuss the public's business.

Exchanging Votes

We've already covered the ethical standards that prohibit Planning Commissioners from soliciting or receiving bribes/gifts in exchange for their votes. Commissioners cannot give their vote in exchange for another public official's vote. Vote trading is a form of quid pro quo (this for that). Engaging in this kind of behavior compromises the decision-making process. Outcomes other than what is best for the public are being treated as what's most important when votes are traded.

Civility

It is to be expected that people will disagree about planning projects. The disagreement itself is not a bad thing; it is how the disagreement is expressed that holds the potential for problems. Many issues that come before the Planning Commission will involve controversy. But if it appears that the personalities and not the merits of the proposal are holding sway, the public will rightly doubt the wisdom of the outcome. The City of Collinsville (See Attachment C) has adopted procedures calling for civil conduct and outlining what will happen when there is a lack of order. See excerpts below.

Article 16: Conduct of Persons Before the Planning Commission

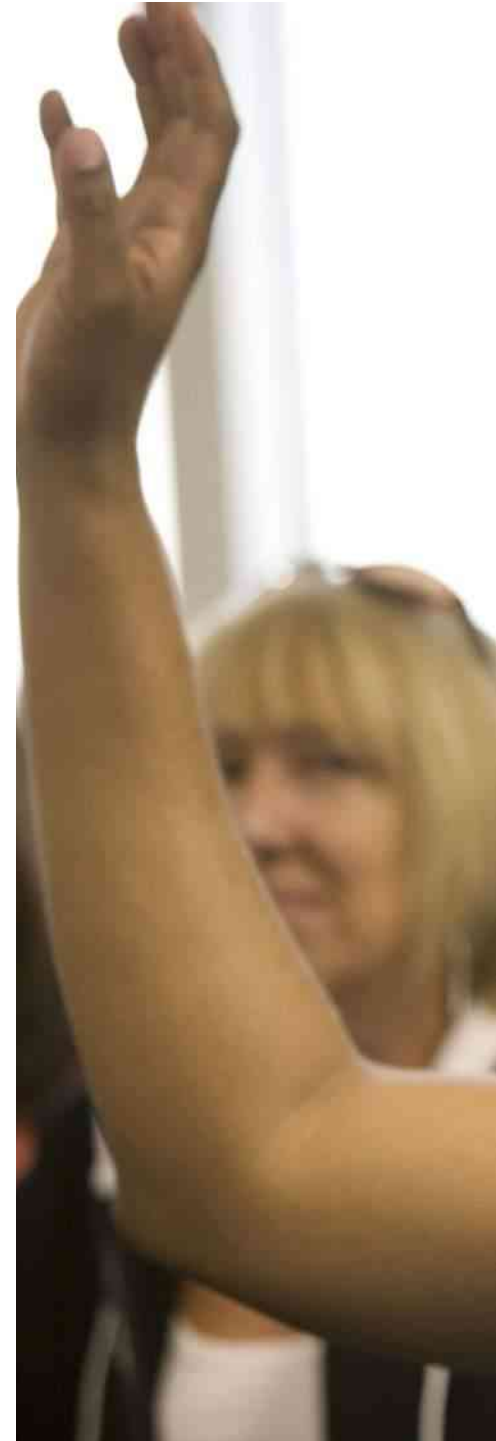
- *During all public hearings and working sessions, members of the public shall be given equitable opportunity to speak. Comments should be addressed to the item before the planning commission. Where a comment is irrelevant, inflammatory, or prejudicial, the chairperson may instruct the planning commission to "disregard" the comment, which nevertheless may, at the discretion of the board, remain in the public record.*



- *During all regular and emergency meetings of the planning commission, the public may be present but shall remain silent unless specifically invited by the chairperson to provide comment.*
- *During all planning commission proceedings, members of the public have the obligation to remain in civil order. Any conduct which interferes with the equitable rights of another to provide comment or which interferes with the proper execution of commission affairs may be ruled by the chairperson as “out-of-order” and the offending person directed to remain silent. Once having been so directed, if a person persists in disruptive conduct, the chairperson may entertain a motion to “eject” the person from the planning commission hearing or meeting. Where the person fails to comply with the successful motion to eject, the chairperson may then call upon civil authority to physically remove the individual from the chamber for the duration of the hearing or deliberation on that item.*

The advantages of having these procedures in place ahead of time is that it saves people the stress of trying to decide in the middle of an especially angry and contentious meeting what to do next. It also sets a reasonable standard to which Commissioners can refer when the shouting and the insults become untenable. Ejecting people should be avoided if at all possible, especially because law enforcement personnel rarely attend Planning Commission meetings. Nonetheless, there are occasions when the Police should be invited to attend and be prepared to “invite” unruly members of the public to leave the Planning Commission meeting chambers. For example, you may have residents with mental health issues attending meetings and threatening those who disagree with them. In one City, vague threatening statements were made at a neighborhood meeting. At the end of the meeting, when City staff left, they learned that all of their cars had been keyed. When people don’t feel safe or respected at meetings, it is appropriate to take actions to restore civility. If it is a group rather than an individual causing the disruption, then the room may be cleared. Members of the media must be allowed to stay. Discussion can only take place on items posted on the agenda.

Besides removing disruptive individuals, another way to encourage civil behavior is for the Planning Commissioners to lead by example. If the Commission consistently demonstrates courtesy and respect it can help to tone down some of the rhetoric. Put simply, the Commission must avoid criticism of individuals and their motivations. The Commission’s deliberations must focus on the merit of the proposal. While the Planning Commission Chair





can encourage everyone to behave in a civil manner, the Chair cannot stop people from expressing their opinions or criticizing the action of the Commission or others.

The Commission's agenda must provide an opportunity for the public to address the Commission on any item of interest to the public within the Commission's jurisdiction. The Planning Commission may adopt reasonable regulations to ensure that everyone has an opportunity to be heard in an orderly manner. This includes time limits which can help ensure that the Commission can complete its work. The time limits should not be so short that the public's position cannot be readily understood, for example thirty seconds.

Individual Planning Commissioners Should Be Prepared to Address Ethical Challenges

Most ethical challenges fall into one of two categories: Balancing two things that are both right or doing the right thing even when it may be costly to you personally or politically. For example, you might feel an ethical challenge when doing the right thing might jeopardize your appointed position – voting against a project championed by the Mayor. Or a vote may jeopardize a valued personal relationship. While it may be a hard decision, it is also easy in the sense that the right thing to do is obvious. It is accepting the cost which is onerous. Ethical provisions require that you do what is best for the public interest. This responsibility trumps your own personal interests and friendships. The other kinds of ethical challenges – deciding between competing public good or two rights – are more difficult. The one right thing to do is not so obvious. Should you approve a project that will generate badly needed additional sales tax revenue even though it will increase traffic impacting residents when there are no feasible mitigations?

Here are several steps to follow to help resolve an ethical problem.

1. Stop and define the problem. Avoid the temptation to go along to get along. Take the time to make sure you can clearly express, at least to yourself, what are your misgivings.
2. Collect the facts. Who is involved? How credible is the information you've been offered? How reliable are the people providing information? And is the information complete?



3. Refer to your guidance material. Whatever principles or codes or ordinances apply to your work, know what the recommendations are and how they would be applied.

4. Generate alternative courses of action and decide if they would have better probable outcomes. You can ask people individually or in a public setting, ask the Commission Chair to address the problem, or request a memo from the staff. When you have a list of alternatives, look for the ones that can help solve the problem while building ethical bridges to the rest of the commission.

5. Act on the best alternative. The best alternative reflects fulfilling your commitment to serve the public interest, doing the right thing, and minimizing the potential cost of following the right course.

Example: You have observed two members of the commission, in public meetings, urge the staff to waive the criteria for a variance to the subdivision standards for certain members of the development community. The commission usually goes along.

Answer: Using the above guidelines:

1. Stop and define the problem. Long time developers are receiving preferential treatment and are being granted variances to the subdivision standards without meeting the criteria.
2. Collect the facts. You always take detailed notes of the Commission's debate. Within the past six months, only two developers and all of their projects have been the subject of requests of staff by the same two commissioners. Each time, the argument is made to waive standards to support economic development and encourage homebuilding. Some of the waivers are minor; others are significant. But in each case, they are lobbying for the approval of subdivisions that are sub-standard.
3. Refer to guidance material. The APA Statement of Ethical Principles states that those who participate in the planning process should "Exercise fair, honest, and independent judgment." You believe the Commissioners are failing to achieve this standard and the credibility of the Commission has been affected.
4. Generate alternatives. Talk to the Chair of the Planning Commission. Talk to the two Planning Commissioners. Request a briefing from staff of the formal process of seeking variances and waivers. Invite a representative from the Texas Chapter of APA to discuss the potential long-term costs of waiving certain subdivision standards.



5. Act on the best alternative. You decide to talk to the Chair of the Planning Commission because this option doesn't preclude other actions if your conversation is not productive. It is your hope that together the two of you can approach the other Commissioners.

With all of the information provided in this chapter, it should feel more comfortable to answer the questions posed at the beginning of the Chapter.

Question: **Can I meet individually with applicants to hear about their project?**

Answer: _____

Question: **Should I take a tour of a project site with an applicant?**

Answer: _____

Question: **Can I discuss pending development projects at my neighborhood association meeting?**

Answer: _____

Question: **Can friends and neighbors offer me their opinions about pending projects?**

Answer: _____

Question: **What happens when my best friend has a project before the Planning Commission?**

Answer: _____

Question: **How can I do my job as a Planning Commissioner in a way that promotes fairness and objectivity?**

Answer: _____

WHEN YOU HAVE SERIOUS CONCERNS ABOUT ETHICAL MISCONDUCT

What can you do when there are ethical violations that taint the public planning process? When you notice a consistent pattern of unethical behavior and simple, direct remedies have failed, it may be time to consult with others who can bring to bear the influence of another entity.



In the case of alleged unethical conduct by a certified professional planner (AICP), you can conduct the Professional Development Officer of the APA Texas Chapter regarding a general question about accepted standards for behavior. To make a specific complaint, you should contact the Executive Director of the American Planning Association who serves as the Ethics Officer for the American Institute of Certified Planners. Contact information for these individuals is available on the Texas Chapter website: www.txplanning.org or that of the APA www.planning.org. Your peers from another jurisdiction can also be helpful in sorting out the issues and alternatives. This is particularly true when you have concerns about the conduct of a planner and you are not quite ready to consult with others.

What if the perceived problem lies with a fellow Commissioner or an elected official? You have a responsibility to act quickly to address ethical problems before they become scandals. It is often useful to assemble collective wisdom. The following steps include some from a publication from the Institute for Local Government :

1. Define and problem.
2. Collect the facts.
3. Determine the consequences of ignoring the situation.
4. Speak with others. See if they share your concerns. Do not gossip, but instead frame the conversation in terms of what needs to be done (if anything) to respond to the challenge.
5. Determine if an investigation is warranted.
6. Determine whether to contact external authorities.
7. Figure out what can be done to prevent a similar situation from occurring in the future.

These recommendations are not made lightly but with the full recognition that confronting problematic behavior may involve personal costs. Conversations can damage relationships. That's why it's best to begin with a one-on-one approach clarifying your understanding and, if things are as bad as you fear, helping a colleague to understand what can happen if the conduct does not change. By encouraging a colleague to refrain from the behavior, you are seeking to spare both the colleague as well as the City the embarrassment that will likely result. Depending on the magnitude of the transgression, you might choose to encourage the Commissioner to talk to an attorney. You

You have a responsibility to act quickly to address ethical problems before they become scandals.



can use the approach of confirming from an independent party the possible expenses that may accrue from continuing to flout the law. When you hear that the behavior is protected because no one will find out, debate that premise loudly. With all of the ways people can follow actions by Commissioners whether public or private, that strategy is bound to fail. Don't be surprised if the response remains guarded or even denial. As mentioned earlier, we all have an enormous capacity for believing that we are honest and ethical individuals and hence, our conduct is also upright.

It is a difficult lesson to learn, but nonetheless true that you as an individual will be judged by the conduct of the other Commissioners. You must be prepared to not only act ethically on your own, but also to hold others accountable when they fail to do so.

Ultimately, an ethical commissioner must be prepared to consider whether events are of such a serious nature as to require resignation to avoid guilt by association. Conversely, the Commissioner may decide, upon reflection, to maintain a lonely outpost as the ethical beacon. The lone Commissioner can be effective in a number of simple ways. One could request that the APA Statement of Ethical Principles be placed on an agenda of the Commission. A discussion can then occur without appearing to judge any individual(s). The Commissioner could request training on ethics as a part of the overall development program for volunteers. Even without bringing these outside resources to the table, consistently ethical actions by one Commissioner will, over time, raise the ethical consciousness of the entire Planning Commission for the benefit of the whole community.

What Happens When a Planning Commission Operations Unethically?

Most city attorneys will tell you that you will not be defended if you have violated the law.

There can be serious consequences for misconduct. If the administrative decision is tainted, it can be set aside. New proceedings are then required. An individual who fails to avoid conflicts of interest can lose her/his position on the Commission. If the ethical failing rises to the level of a charge of violating someone's due process rights under the constitution, there could be a lawsuit and damages awarded. Most city attorneys will tell you that you will not be defended if you have violated the law. The cost of the proceedings will have to be borne by the individual Planning Commissioners.



THE TAKEAWAY MESSAGE

Ethics for Planning Commissions is not an introspective process. You can be absolutely confident that you have put your personal interest aside, but the public may still question loudly whether that is true. Experienced Planning Commissioners know that the public's perception matters when you make your determination of what the right thing to do is. This does not mean yielding to prejudice or the loudest voice. Your responsibility remains to do what is best for your community, even if it is an unpopular choice. If you act on your best judgment (and leave outside the meeting room your personal or political or job-related interests), you will have solved 99% of the ethical conundrums. You can encourage ethical behavior simply by bringing the issue up. You and the other Commissioners should analyze issues for their ethical implications and have a shared understanding of how these issues should be addressed.

If you have taken the time to read to the end of this Chapter, you are ahead of the game!

Ethical Planning Commissioners:

1. Are clear about the behavior they demand of themselves and expect from others.
2. Promote an ethical culture within the Planning Commission and the community where they serve.
3. Have a strategy ready for dealing with ethical issues if they arise.



ATTACHMENT A

Ethical Principles in Planning (As Adopted May 1992)

This statement is a guide to ethical conduct for all who participate in the process of planning as advisors, advocates, and decision makers. It presents a set of principles to be held in common by certified planners, other practicing planners, appointed and elected officials, and others who participate in the process of planning.

The planning process exists to serve the public interest. While the public interest is a question of continuous debate, both in its general principles and in its case-by-case applications, it requires a conscientiously held view of the policies and actions that best serve the entire community.

Planning issues commonly involve a conflict of values and, often, there are large private interests at stake. These accentuate the necessity for the highest standards of fairness and honesty among all participants.

Those who practice planning need to adhere to a special set of ethical requirements that must guide all who aspire to professionalism.

The Code is formally subscribed to by each certified planner. It includes an enforcement procedure that is administered by AICP. The Code, however, provides for more than the minimum threshold of enforceable acceptability. It also sets aspirational standards that require conscious striving to attain.

The ethical principles derive both from the general values of society and from the planner's special responsibility to serve the public interest. As the basic values of society are often in competition with each other, so do these principles sometimes compete. For example, the need to provide full public information may compete with the need to respect confidences. Plans and programs often result from a balancing among divergent interests. An ethical judgment often also requires a conscientious balancing, based on the facts and context of a particular situation and on the entire set of ethical principles.

This statement also aims to inform the public generally. It is also the basis for continuing systematic discussion of the application of its principles that is itself essential behavior to give them daily meaning.

The planning process must continuously pursue and faithfully serve the public interest.

Planning Process Participants should:



1. Recognize the rights of citizens to participate in planning decisions;
2. Strive to give citizens (including those who lack formal organization or influence) full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs;
3. Strive to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of disadvantaged groups and persons;
4. Assist in the clarification of community goals, objectives and policies in plan-making;
5. Ensure that reports, records and any other non-confidential information which is, or will be, available to decision makers is made available to the public in a convenient format and sufficiently in advance of any decision;
6. Strive to protect the integrity of the natural environment and the heritage of the built environment;
7. Pay special attention to the interrelatedness of decisions and the long range consequences of present actions.

Planning process participants continuously strive to achieve high standards of integrity and proficiency so that public respect for the planning process will be maintained.

Planning Process Participants should:

1. Exercise fair, honest and independent judgment in their roles as decision makers and advisors;
2. Make public disclosure of all "personal interests" they may have regarding any decision to be made in the planning process in which they serve, or are requested to serve, as advisor or decision maker.
3. Define "personal interest" broadly to include any actual or potential benefits or advantages that they, a spouse, family member or person living in their household might directly or indirectly obtain from a planning decision;
4. Abstain completely from direct or indirect participation as an advisor or decision maker in any matter in which they have a personal interest, and leave any chamber in which such a matter is under deliberation, unless their personal interest has been made a matter of public record; their employer, if any, has given approval; and the public official, public agency or court with jurisdiction to rule on ethics matters has expressly authorized their participation;
5. Seek no gifts or favors, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a participant's objectivity as an advisor or decision maker in the planning process;

Not participate as an advisor or decision maker on any plan or project in which they have previously participated as an advocate;

6. Serve as advocates only when the client's objectives are legal and consistent with the public interest.
7. Not participate as an advocate on any aspect of a plan or program on which they have previously served as advisor or decision maker unless their role as advocate is authorized by applicable law, agency regulation, or ruling of an ethics officer or agency; such participation as an advocate should



be allowed only after prior disclosure to, and approval by, their affected client or employer; under no circumstance should such participation commence earlier than one year following termination of the role as advisor or decision maker;

8. Not use confidential information acquired in the course of their duties to further a personal interest;
9. Not disclose confidential information acquired in the course of their duties except when required by law, to prevent a clear violation of law or to prevent substantial injury to third persons; provided that disclosure in the latter two situations may not be made until after verification of the facts and issues involved and consultation with other planning process participants to obtain their separate opinions;
10. Not misrepresent facts or distort information for the purpose of achieving a desired outcome;
11. Not participate in any matter unless adequately prepared and sufficiently capacitated to render thorough and diligent service;
12. Respect the rights of all persons and not improperly discriminate against or harass others based on characteristics which are protected under civil rights laws and regulations.

APA members who are practicing planners continuously pursue improvement in their planning competence as well as in the development of peers and aspiring planners. They recognize that enhancement of planning as a profession leads to greater public respect for the planning process and thus serves the public interest.

APA Members who are practicing planners:

1. Strive to achieve high standards of professionalism, including certification, integrity, knowledge, and professional development consistent with the AICP Code of Ethics;
2. Do not commit a deliberately wrongful act which reflects adversely on planning as a profession or seek business by stating or implying that they are prepared, willing or able to influence decisions by improper means;
3. Participate in continuing professional education;
4. Contribute time and effort to groups lacking adequate planning resources and to voluntary professional activities;
5. Accurately represent their qualifications to practice planning as well as their education and affiliations;
6. Accurately represent the qualifications, views, and findings of colleagues;
7. Treat fairly and comment responsibly on the professional views of colleagues and members of other professions;
8. Share the results of experience and research which contribute to the body of planning knowledge;
9. Examine the applicability of planning theories, methods and standards to the facts and analysis of each particular situation and do not accept the applicability of a customary solution without first establishing its appropriateness to the situation;
10. Contribute time and information to the development of students, interns, beginning practitioners and other colleagues;



11. Strive to increase the opportunities for women and members of recognized minorities to become professional planners;
12. Systematically and critically analyze ethical issues in the practice of planning.



ATTACHMENT B

AICP Code of Ethics and Professional Conduct

Adopted March 19, 2005

Effective June 1, 2005

Revised October 3, 2009

The Executive Director of APA/AICP is the Ethics Officer as referenced in the following.

We, professional planners, who are members of the American Institute of Certified Planners, subscribe to our Institute's Code of Ethics and Professional Conduct. Our Code is divided into four sections:

Section A contains a statement of aspirational principles that constitute the ideals to which we are committed. We shall strive to act in accordance with our stated principles. However, an allegation that we failed to achieve our aspirational principles cannot be the subject of a misconduct charge or be a cause for disciplinary action.

Section B contains rules of conduct to which we are held accountable. If we violate any of these rules, we can be the object of a charge of misconduct and shall have the responsibility of responding to and cooperating with the investigation and enforcement procedures. If we are found to be blameworthy by the AICP Ethics Committee, we shall be subject to the imposition of sanctions that may include loss of our certification.

Section C contains the procedural provisions of the Code. It (1) describes the way that one may obtain either a formal or informal advisory ruling, and (2) details how a charge of misconduct can be filed, and how charges are investigated, prosecuted, and adjudicated.

Section D contains procedural provisions that govern situations in which a planner is convicted of a serious crime.

The principles to which we subscribe in Sections A and B of the Code derive from the special responsibility of our profession to serve the public interest with compassion for the welfare of all people and, as professionals, to our obligation to act with high integrity.

As the basic values of society can come into competition with each other, so can the aspirational principles we espouse under this Code. An ethical judgment often requires a conscientious balancing, based on the facts and context of a particular situation and on the precepts of the entire Code.

As Certified Planners, all of us are also members of the American Planning Association and share in the



goal of building better, more inclusive communities. We want the public to be aware of the principles by which we practice our profession in the quest of that goal. We sincerely hope that the public will respect the commitments we make to our employers and clients, our fellow professionals, and all other persons whose interests we affect.

A: Principles to Which We Aspire

1. Our Overall Responsibility to the Public

Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

- a) We shall always be conscious of the rights of others.
- b) We shall have special concern for the long-range consequences of present actions.
- c) We shall pay special attention to the interrelatedness of decisions.
- d) We shall provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to governmental decision makers.
- e) We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.
- f) We shall seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the alteration of policies, institutions, and decisions that oppose such needs.
- g) We shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment.
- h) We shall deal fairly with all participants in the planning process. Those of us who are public officials or employees shall also deal evenhandedly with all planning process participants.

2. Our Responsibility to Our Clients and Employers

We owe diligent, creative, and competent performance of the work we do in pursuit of our client or employer's interest. Such performance, however, shall always be consistent with our faithful service to the public interest.



- a) We shall exercise independent professional judgment on behalf of our clients and employers.
- b) We shall accept the decisions of our client or employer concerning the objectives and nature of the professional services we perform unless the course of action is illegal or plainly inconsistent with our primary obligation to the public interest.
- c) We shall avoid a conflict of interest or even the appearance of a conflict of interest in accepting assignments from clients or employers.

3. Our Responsibility to Our Profession and Colleagues

We shall contribute to the development of, and respect for, our profession by improving knowledge and techniques, making work relevant to solutions of community problems, and increasing public understanding of planning activities.

- a) We shall protect and enhance the integrity of our profession.
- b) We shall educate the public about planning issues and their relevance to our everyday lives.
- c) We shall describe and comment on the work and views of other professionals in a fair and professional manner.
- d) We shall share the results of experience and research that contribute to the body of planning knowledge.
- e) We shall examine the applicability of planning theories, methods, research and practice and standards to the facts and analysis of each particular situation and shall not accept the applicability of a customary solution without first establishing its appropriateness to the situation.
- f) We shall contribute time and resources to the professional development of students, interns, beginning professionals, and other colleagues.
- g) We shall increase the opportunities for members of underrepresented groups to become professional planners and help them advance in the profession.
- h) We shall continue to enhance our professional education and training.
- i) We shall systematically and critically analyze ethical issues in the practice of planning.



- j) We shall contribute time and effort to groups lacking in adequate planning resources and to voluntary professional activities.

B: Our Rules of Conduct

We adhere to the following Rules of Conduct, and we understand that our Institute will enforce compliance with them. If we fail to adhere to these Rules, we could receive sanctions, the ultimate being the loss of our certification:

1. We shall not deliberately or with reckless indifference fail to provide adequate, timely, clear and accurate information on planning issues.
2. We shall not accept an assignment from a client or employer when the services to be performed involve conduct that we know to be illegal or in violation of these rules.
3. We shall not accept an assignment from a client or employer to publicly advocate a position on a planning issue that is indistinguishably adverse to a position we publicly advocated for a previous client or employer within the past three years unless (1) we determine in good faith after consultation with other qualified professionals that our change of position will not cause present detriment to our previous client or employer, and (2) we make full written disclosure of the conflict to our current client or employer and receive written permission to proceed with the assignment.
4. We shall not, as salaried employees, undertake other employment in planning or a related profession, whether or not for pay, without having made full written disclosure to the employer who furnishes our salary and having received subsequent written permission to undertake additional employment, unless our employer has a written policy which expressly dispenses with a need to obtain such consent.
5. We shall not, as public officials or employees, accept from anyone other than our public employer any compensation, commission, rebate, or other advantage that may be perceived as related to our public office or employment.
6. We shall not perform work on a project for a client or employer if, in addition to the agreed upon compensation from our client or employer, there is a possibility for direct personal or financial gain to us, our family members, or persons living in our household, unless our client or employer, after full written disclosure from us, consents in writing to the arrangement.
7. We shall not use to our personal advantage, nor that of a subsequent client or employer, information gained in a professional relationship that the client or employer has requested be held inviolate or that we should recognize as confidential because its disclosure could result in embarrassment or other detriment to the client or employer. Nor shall we disclose such confidential information except when (1) required by process of law, or (2) required to prevent a clear violation of law, or (3) required to prevent a substantial injury to the public. Disclosure pursuant to (2) and (3) shall not be made until after we have verified the facts and issues involved and, when practicable, exhausted efforts to obtain reconsideration of the matter and have sought separate opinions on the issue from other qualified professionals employed by our client or employer.
8. 8. We shall not, as public officials or employees, engage in private communications with planning pro-



cess participants if the discussions relate to a matter over which we have authority to make a binding, final determination if such private communications are prohibited by law or by agency rules, procedures, or custom.

9. We shall not engage in private discussions with decision makers in the planning process in any manner prohibited by law or by agency rules, procedures, or custom.
10. We shall neither deliberately, nor with reckless indifference, misrepresent the qualifications, views and findings of other professionals.
11. We shall not solicit prospective clients or employment through use of false or misleading claims, harassment, or duress.
12. We shall not misstate our education, experience, training, or any other facts which are relevant to our professional qualifications.
13. We shall not sell, or offer to sell, services by stating or implying an ability to influence decisions by improper means.
14. We shall not use the power of any office to seek or obtain a special advantage that is not a matter of public knowledge or is not in the public interest.
15. We shall not accept work beyond our professional competence unless the client or employer understands and agrees that such work will be performed by another professional competent to perform the work and acceptable to the client or employer.
16. We shall not accept work for a fee, or pro bono, that we know cannot be performed with the promptness required by the prospective client, or that is required by the circumstances of the assignment.
17. We shall not use the product of others' efforts to seek professional recognition or acclaim intended for producers of original work.
18. We shall not direct or coerce other professionals to make analyses or reach findings not supported by available evidence.
19. We shall not fail to disclose the interests of our client or employer when participating in the planning process. Nor shall we participate in an effort to conceal the true interests of our client or employer.
20. We shall not unlawfully discriminate against another person.
21. We shall not withhold cooperation or information from the AICP Ethics Officer or the AICP Ethics Committee if a charge of ethical misconduct has been filed against us.
22. We shall not retaliate or threaten retaliation against a person who has filed a charge of ethical misconduct against us or another planner, or who is cooperating in the Ethics Officer's investigation of an ethics charge.
23. We shall not use the threat of filing an ethics charge in order to gain, or attempt to gain, an advantage in dealings with another planner.
24. We shall not file a frivolous charge of ethical misconduct against another planner.
25. We shall neither deliberately, nor with reckless indifference, commit any wrongful act, whether or not specified in the Rules of Conduct, that reflects adversely on our professional fitness.
26. We shall not fail to immediately notify the Ethics Officer by both receipted Certified and Regular First Class Mail if we are convicted of a "serious crime" as defined in Section D of the Code; nor immediately



following such conviction shall we represent ourselves as Certified Planners or Members of AICP until our membership is reinstated by the AICP Ethics Committee pursuant to the procedures in Section D of the Code.

C: Our Code Procedures

1. Introduction

In brief, our Code Procedures (1) describe the way that one may obtain either a formal or informal advisory ethics ruling, and (2) detail how a charge of misconduct can be filed, and how charges are investigated, prosecuted, and adjudicated.

2. Informal Advice

All of us are encouraged to seek informal ethics advice from the Ethics Officer. Informal advice is not given in writing and is not binding on AICP, but the AICP Ethics Committee shall take it into consideration in the event a charge of misconduct is later filed against us concerning the conduct in question. If we ask the Ethics Officer for informal advice and do not receive a response within 21 calendar days of our request, we should notify the Chair of the Ethics Committee that we are awaiting a response.

3. Formal Advice

Only the Ethics Officer is authorized to give formal advice on the propriety of a planner's proposed conduct. Formal advice is binding on AICP and any of us who can demonstrate that we followed such advice shall have a defense to any charge of misconduct. The advice will be issued to us in writing signed by the Ethics Officer. The written advice shall not include names or places without the written consent of all persons to be named. Requests for formal advice must be in writing and must contain sufficient details, real or hypothetical, to permit a definitive opinion. The Ethics Officer has the discretion to issue or not issue formal advice. The Ethics Officer will not issue formal advice if he or she determines that the request deals with past conduct that should be the subject of a charge of misconduct. The Ethics Officer will respond to requests for formal advice within 21 days of receipt and will docket the requests in a log that will be distributed on a quarterly basis to the Chair of the AICP Ethics Committee. If the Ethics Officer fails to furnish us with a timely response we should notify the Chair of the AICP Ethics Committee that we are awaiting a response.

4. Published Formal Advisory Rulings

The Ethics Officer shall transmit a copy of all formal advice to the AICP Ethics Committee. The Committee, from time to time, will determine if the formal advice provides guidance to the interpretation of the Code and should be published as a formal advisory ruling. Also, the Ethics Committee has the authority to draft and publish formal advisory rulings when it determines that guidance to interpretation of the Code is needed or desirable.

5. Filing a Charge of Misconduct



Any person, whether or not an AICP member, may file a charge of misconduct against a Certified Planner. A charge of misconduct shall be made in a letter sent to the AICP Ethics Officer. The letter may be signed or it may be anonymous. The person filing the charge is urged to maintain confidentiality to the extent practicable. The person filing the charge should not send a copy of the charge to the Certified Planner identified in the letter or to any other person. The letter shall accurately identify the Certified Planner against whom the charge is being made and describe the conduct that allegedly violated the provisions of the Rules of Conduct. The person filing a charge should also cite all provisions of the Rules of Conduct that have allegedly been violated. However, a charge will not be dismissed if the Ethics Officer is able to determine from the facts stated in the letter that certain Rules of Conduct may have been violated. The letter reciting the charge should be accompanied by all relevant documentation available to the person filing the charge. While anonymously filed charges are permitted, anonymous filers will not receive notification of the disposition of the charge. Anonymous filers may furnish a postal address in the event the Ethics Officer needs to reach them for an inquiry.

6. Receipt of Charge by Ethics Officer

The Ethics Officer shall maintain a log of all letters containing charges of misconduct filed against Certified Planners upon their receipt and shall transmit a quarterly report of such correspondence to the Chair of the Ethics Committee. Within two weeks of receipt of a charge, the Ethics Officer shall prepare a cover letter and transmit the charge and all attached documentation to the named Certified Planner, who shall be now referred to as “the Respondent.” The Ethics Officer’s cover letter shall indicate whether the Ethics Officer expects the Respondent to file a “preliminary response” or whether the Ethics Officer is summarily dismissing the charge because it is clearly without merit. A copy of the cover letter will also be sent to the Charging Party, if identified. If the cover letter summarily dismisses the charge, it shall be sent to an identifiable Charging Party by receipted Certified Mail. The Charging Party will have the right to appeal the summary dismissal as provided in Section 11. After the Ethics Officer has received a charge, the Charging Party may withdraw it only with the permission of the Ethics Officer. After receiving a charge, the Ethics Officer shall have a duty to keep an identified Charging Party informed of its status. If an identified Charging Party has not received a status report from the Ethics Officer for 60 calendar days, the Charging Party should notify the Chair of the AICP Ethics Committee of the lapse.

7. Right of Counsel

A planner who receives a charge of misconduct under a cover letter requesting a preliminary response should understand that if he or she desires legal representation, it would be advisable to obtain such representation at the earliest point in the procedure. However, a planner who elects to proceed at first without legal representation will not be precluded from engaging such representation at any later point in the procedure.

8. Preliminary Responses to a Charge of Misconduct

If the Ethics Officer requests a preliminary response, the Respondent shall be allowed 30 calendar days



from receipt of the Ethics Officer's letter to send the response to the Ethics Officer. The Ethics Officer will grant an extension of time, not to exceed 15 calendar days, if the request for the extension is made within the 30 day period. Failure to make a timely preliminary response constitutes a failure to cooperate with the Ethics Officer's investigation of the charge. A preliminary response should include documentation, the names, addresses and telephone numbers of witnesses, and all of the facts and arguments that counter the charge. Because the motivation of the person who filed the charge is irrelevant, the Respondent should not discuss it. The Ethics Officer will send a copy of the preliminary response to the Charging Party, if identified, and allow the Charging Party 15 calendar days from the date of receipt to respond.

9. Conducting an Investigation

After review of the preliminary response from the Respondent and any counter to that response furnished by an identified Charging Party, or if no timely preliminary response is received, the Ethics Officer shall decide whether an investigation is appropriate. If the Ethics Officer determines that an investigation should be conducted, he or she may designate a member of the AICP staff or AICP counsel to conduct the investigation. The Respondent must cooperate in the investigation and encourage others with relevant information, whether favorable or unfavorable, to cooperate. Neither the Ethics Officer, nor designee, will make credibility findings to resolve differing witness versions of facts in dispute.

10. Dismissal of Charge or Issuance of Complaint

If, with or without an investigation, the charge appears to be without merit, the Ethics Officer shall dismiss it in a letter, giving a full explanation of the reasons. The dismissal letter shall be sent to the Respondent and the Charging Party by receipted Certified Mail. If, however, the Ethics Officer's investigation indicates that a Complaint is warranted, the Ethics Officer shall draft a Complaint and send it to the Respondent by receipted Certified Mail, with a copy to the Charging Party. The Complaint shall consist of numbered paragraphs containing recitations of alleged facts. Following the fact paragraphs, there shall be numbered paragraphs of alleged violations, which shall cite provisions of the Rules of Conduct that the Ethics Officer believes are implicated. The allegations in the Complaint shall be based on the results of the Ethics Officer's investigation of the charge and may be additional to, or different from, those allegations initially relied upon by the Charging Party. The Ethics Officer shall maintain a log of all dismissals and shall transmit the log on a quarterly basis to the Chair of the Ethics Committee.

11. Appeal of Dismissal of Charge

Identified Charging Parties who are notified of the dismissal of their ethics charges shall have 30 calendar days from the date of the receipt of their dismissal letters to file an appeal with the Ethics Committee. The appeal shall be sent to the Ethics Officer who shall record it in a log and transmit it within 21 calendar days to the Ethics Committee. The Ethics Committee shall either affirm or reverse the dismissal. If the dismissal is reversed, the Ethics Committee shall either direct the Ethics Officer to conduct a



further investigation and review the charge again, or issue a Complaint based on the materials before the Committee. The Ethics Officer shall notify the Charging Party and the Respondent of the Ethics Committee's determination.

12. Answering a Complaint

The Respondent shall have 30 calendar days from receipt of a Complaint in which to file an Answer. An extension not to exceed 15 calendar days will be granted if the request is made within the 30 day period. In furnishing an Answer, the Respondent is expected to cooperate in good faith. General denials are unacceptable. The Answer must specifically admit or deny each of the fact allegations in the Complaint. It is acceptable to deny a fact allegation on the ground that the planner is unable to verify its correctness, but that explanation should be stated as the reason for denial. The failure of a Respondent to make a timely denial of any fact alleged in the Complaint shall be deemed an admission of such fact. The Ethics Officer may amend a Complaint to delete any disputed fact, whether or not material to the issues. The Ethics Officer also may amend a Complaint to restate fact allegations by verifying and adopting the Respondent's version of what occurred. The Ethics Officer shall send the Complaint or Amended Complaint and the Respondent's Answer to the Ethics Committee with a copy to an identified Charging Party. The Ethics Officer shall also inform the Ethics Committee if there are any disputed material facts based on a comparison of the documents.

13. Conducting a Hearing

a) If the Ethics Officer notifies the Ethics Committee that material facts are in dispute or if the Ethics Committee, on its own, finds that to be the case, the Chair of the Committee shall designate a "Hearing Official" from among the membership of the Committee. At this point in the process, the Ethics Officer, either personally or through a designated AICP staff member or AICP counsel, shall continue to serve as both Investigator-Prosecutor and as the Clerk serving the Ethics Committee, the Hearing Official and the Respondent. In carrying out clerical functions, the Ethics Officer, or designee, may discuss with the Ethics Committee and the Hearing Official the procedural arrangements for the hearing. Until the Ethics Committee decides the case, however, the Ethics Officer or designee shall not discuss the merits of the case with any member of the Committee unless the Respondent is present or is afforded an equal opportunity to address the Committee member.

b) The Ethics Officer shall transmit a "Notice of Hearing" to the Respondent, the Hearing Official and an identified Charging Party. The hearing shall normally be conducted in the vicinity where the alleged misconduct occurred. The Notice will contain a list of all disputed material facts that need to be resolved. The hearing will be confined to resolution of those facts. There shall be no requirement that formal rules of evidence be observed.

c) The Ethics Officer will have the burden of proving, by a preponderance of the evidence, that misconduct occurred. The Ethics Officer may present witness testimony and any other evidence relevant



to demonstrating the existence of each disputed material fact. The Respondent will then be given the opportunity to present witness testimony and any other evidence relevant to controvert the testimony and other evidence submitted by the Ethics Officer. The Ethics Officer may then be given an opportunity to present additional witness testimony and other evidence in rebuttal. All witnesses who testify for the Ethics Officer or the Respondent shall be subject to cross-examination by the other party. The Hearing Official shall make an electronic recording of the hearing and shall make copies of the recording available to the Ethics Officer and the Respondent.

d) At least 30 calendar days before the hearing, the Ethics Officer and the Respondent shall exchange lists of proposed witnesses who will testify, and copies of all exhibits that will be introduced, at the hearing. There shall be no other discovery and no pre-hearing motions. All witnesses must testify in person at the hearing unless arrangements can be made by agreement between the Respondent and the Ethics Officer prior to the hearing, or by ruling of the Hearing Official during the hearing, to have an unavailable witness's testimony submitted in a video recording that permits the Hearing Official to observe the demeanor of the witness. No unavailable witness's testimony shall be admissible unless the opposing party was offered a meaningful opportunity to cross-examine the witness. The hearing shall not be open to the public. The Hearing Official shall have the discretion to hold open the hearing to accept recorded video testimony of unavailable witnesses. The Respondent will be responsible for the expense of bringing his or her witnesses to the hearing or to have their testimony video recorded. Following the closing of the hearing, the Hearing Official shall make findings only as to the disputed material facts and transmit the findings to the full Ethics Committee, the Ethics Officer, and the Respondent. The Hearing Official, prior to issuing findings, may request that the parties submit proposed findings of fact for his or her consideration.

14. Deciding the Case

The Ethics Committee (including the Hearing Official member of the Committee) shall resolve the ethics matter by reviewing the documentation that sets out the facts that were not in dispute, any fact findings that were required to be made by a Hearing Official, and any arguments submitted to it by the Respondent and the Ethics Officer. The Ethics Officer shall give 45 calendar days' notice to the Respondent of the date of the Ethics Committee meeting during which the matter will be resolved. The Ethics Officer and the Respondent shall have 21 calendar days to submit memoranda stating their positions. The Ethics Officer shall transmit the memoranda to the Ethics Committee no later than 15 calendar days prior to the scheduled meeting. If the Committee determines that the Rules of Conduct have not been violated, it shall dismiss the Complaint and direct the Ethics Officer to notify the Respondent and an identified Charging Party. If the Ethics Committee determines that the Ethics Officer has demonstrated that the Rules of Conduct have been violated, it shall also determine the appropriate sanction, which shall either be a reprimand, suspension, or expulsion. The Ethics Committee shall direct the Ethics Officer to notify the Respondent and an identified Charging Party of its action and to draft a formal explanation of its decision and the discipline chosen. Upon approval of the Ethics Committee, the expla-



nation and discipline chosen shall be published and titled “Opinion of the AICP Ethics Committee.” The determination of the AICP Ethics Committee shall be final.

15. Settlement of Charges

a) Prior to issuance of a Complaint, the Ethics Officer may negotiate a settlement between the Respondent and an identified Charging Party if the Ethics Officer determines that the Charging Party has been personally aggrieved by the alleged misconduct of the Respondent and a private resolution between the two would not be viewed as compromising Code principles. If a settlement is reached under such circumstances, the Charging Party will be allowed to withdraw the charge of misconduct.

b) Also prior to issuance of a Complaint, the Ethics Officer may enter into a proposed settlement agreement without the participation of an identified Charging Party. However, in such circumstances, the proposed settlement agreement shall be contingent upon the approval of the Ethics Committee. An identified Charging Party will be given notice and an opportunity to be heard by the Ethics Committee before it votes to approve or disapprove the proposed pre-Complaint settlement.

c) After issuance of a Complaint by the Ethics Officer, a settlement can be negotiated solely between the Ethics Officer and the Respondent, subject to the approval of the Ethics Committee without input from an identified Charging Party.

16. Resignations and Lapses of Membership

If an AICP member who is the subject of a Charge of Misconduct resigns or allows membership to lapse prior to a final determination of the Charge (and any Complaint that may have issued), the ethics matter will be held in abeyance subject to being revived if the individual applies for reinstatement of membership within two years. If such former member, however, fails to apply for reinstatement within two years, the individual shall not be permitted to reapply for certification for a period of 10 years from the date of resignation or lapse of membership. If the Ethics Officer receives a Charge of Misconduct against a former member, the Ethics Officer shall make an effort to locate and advise the former member of the filing of the Charge and this Rule of Procedure.

17. Annual Report of Ethics Officer

Prior to January 31 of each calendar year the Ethics Officer shall publish an Annual Report of all ethics activity during the preceding calendar year to the AICP Ethics Committee and the AICP Commission. The AICP Commission shall make the Annual Report available to the membership.

D: Planners Convicted of Serious Crimes — Automatic Suspension of Certification

1. Automatic Suspension Upon Conviction for “Serious Crime”

We acknowledge that if we are convicted of a “serious crime,” our certification and membership shall be automatically suspended indefinitely. The automatic suspension applies whether the conviction result-



ed from a plea of guilty or nolo contendere or from a verdict after trial or otherwise, and regardless of the pendency of any appeal. A “serious crime” shall include any crime a necessary element of which, as determined by the statutory or common law definition of such crime in the jurisdiction where the judgment was entered, involves false swearing, misrepresentation, fraud, willful failure to file income tax returns or to pay the tax, deceit, bribery, extortion, misappropriation, theft, conflict of interest, or an attempt to or a conspiracy or solicitation of another to commit a “serious crime.”

2. Duty to Notify Ethics Officer When Convicted of “Serious Crime.”

As required by Rule of Conduct 26, in Section B of the Code, we shall notify the Ethics Officer both by receipted Certified and Regular First Class Mail if we are convicted of a “serious crime” as defined in Paragraph 1. We understand that failure to do so shall result in a delay in the commencement of the one year waiting period for filing reinstatement petitions as provided for in Paragraph 3.

3. Petition for Reinstatement of Certification and Membership

Upon learning of the conviction of a Certified Planner for a serious crime, the Ethics Officer shall send the convicted individual by receipted Certified and Regular First Class Mail to the last address of record a Notice of Suspension of AICP Membership and Certification. The Notice shall advise the individual that one year from the date of the Notice, but in no event prior to release from incarceration, he or she may petition the AICP Ethics Committee for reinstatement. A Petition for Reinstatement shall be sent to the Ethics Officer, who shall forward it to the Ethics Committee. The Ethics Committee shall in its sole judgment determine whether reinstatement is appropriate and if so whether and what conditions shall be applied to such reinstatement. The Ethics Officer shall transmit the reinstatement determination to the petitioner. If the Ethics Committee denies the Petition, the Ethics Officer shall transmit the denial to the petitioner along with notice that the petitioner shall have the opportunity to file a subsequent petition after 12 months from the date of the Ethics Committee’s determination.

4. Publication of Conviction for Serious Crime:

If, while we are Certified Planners, we are convicted of a serious offense, as defined in Paragraph 1, we authorize the Ethics Officer to publish our name and a description of the crime we committed in a publication of AICP and of the American Planning Association. This authority to publish shall survive the voluntary or involuntary termination or suspension of our AICP membership and certification.

ATTACHMENT C

BY-LAWS FOR PLANNING AND ZONING COMMISSION

CITY OF COLLINSVILLE, TEXAS

Used with the Permission of the City of Collinsville, Troy Vanoy, approved March, 2013.



By-Laws of the Planning Commission of the City of Collinsville, State of Texas, as established on March, 2001.

Article 1: Authority

Authority was given to Planning and Zoning as a Board by the City Council of Collinsville, State of Texas. City of Collinsville Zoning Ordinance.

Article 2: Jurisdiction

- The Jurisdiction of this board includes all property within the city limits of Collinsville, Texas, as well as any and all property within the extra-territorial jurisdiction (ETJ) of the city.
- The amount of property that falls within the ETJ is defined by State law and is based upon the current population of the city. At the present time, the ETJ for the City of Collinsville includes all area up to one-half of a mile beyond the city limits.
- All recommendations will be heard on next planned agenda and decision will be made by the Planning and Zoning board no more than 90 days from the date of the recommendation being presented to the board.

Article 3: Appointment and Terms of Members

- All appointments to the Planning and Zoning board are made by the City Council.
- The Planning and Zoning board consists of five members who must be a resident either in the city limits of Collinsville, or live within five (5) miles of the city limits of Collinsville. However in the event that a bordering county line is less than five (5) miles of the Collinsville City limits, the mileage limit stops at the Grayson County line.
- Each appointment to the Planning and Zoning board is for a two year period. If a member is unable to complete their two year term, the City Council will vote on a replacement to complete that portion of the unexpired term. Members are elected in overlapping terms, i.e., in one year two positions are appointed for two year terms and in the next year three positions are appointed for two year terms.

Article 4: Planning Commission Officers and their Duties

- Chairperson- presides at all hearings and meetings of the commission, assures proper order of the commission and the public in all proceedings, signs all documents of the commission, and represents the commission before legislative and administrative bodies.
- Vice-chairperson- provides orientation to new planning commission members, and, in the absence of the chairperson, performs all of the chairperson's duties. If applicable, prepares the annual report of planning commission activities and coordinates the annual meeting of the planning commission.
- Secretary- prepares all official instruments of the planning commission, records the proceedings of all hearings and meetings; together with the chairperson signs all documents of the planning commission, and assures the proper indexing of all planning commission documents as public records.
- Chairperson-Pro-Temp- where both the chairperson and vice chairperson are absent from a hear-



ing or meeting, the remainder of the members of the planning commission shall elect a chairperson-pro-temp from among their own number by majority vote.

- Treasurer (NOT APPLICABLE AT THIS TIME)- where a planning commission retains direct control over the budget for operations and staff, the treasurer shall maintain complete, accurate and orderly accounts in preparation for the annual audit, and together with the chairperson shall sign all authorizations and payments of funds.

Article 5: Staff of the Commission and their Duties

- Consultants- the planning commission may hire consultants to perform planning related activities under terms of a contract prepared by the Planning and Zoning Commission and approved by the City Council.
- Legal counsel- the county attorney or municipal director of law shall serve as legal counsel to the planning commission; prepares memoranda of law as requested by the planning commission, and reviews drafts of ordinances, resolutions, and by-laws, and their amendment.
- Director of Planning (NOT APPLICABLE AT THIS TIME)- advises the planning commission, legislative body, and chief administrative officer on matters related to planning, development, and redevelopment, coordinates and supervises the work of all other staff and consultants, prepares all documents for presentation to the planning commission, and assists the chairperson and secretary in the exercise of their duties; the director of planning or designee shall have the privilege to address the planning commission during regular meetings.
- Zoning Administrator (NOT APPLICABLE AT THIS TIME)- advises the planning commission on all matters regarding the regulation of development, prepares all related documents for presentation to the planning commission, and serves as staff to the board of zoning appeals.
- Commission staff (NOT APPLICABLE AT THIS TIME) - the planning commission may appoint other staff members to carry-out appropriate functions.

Article 6: Hearings of the Planning Commission

- Public hearing- a noticed official hearing, the express and limited purpose of which is to provide an equitable opportunity for the public to speak on matters before the planning commission, for which publicly-accessible minutes must be prepared; the planning commission may neither deliberate nor take a substantive vote during a public hearing.
- Working Session- a noticed official hearing open to the public to discuss specific matters before the commission; the intent of the working session is informational; the planning commission may neither deliberate nor take a substantive vote during a working session, however publicly-accessible minutes may be prepared.

Article 7: Meetings of the Planning Commission

- Regular meeting- a noticed official meeting, open to the public, during which the planning commission deliberates and may take substantive votes on specific terms, for which publicly-accessible



minutes will be prepared.

- Emergency meeting- in the event of a true emergency, the chairperson, with the assent of a majority of planning commission members contacted by telephone, may call an emergency meeting without notice; such meeting is open to the public; publicly-accessible minutes shall carry the specific justification for such meetings.
- Executive meeting- a noticed official meeting, closed to the public, whose topics of deliberation are truly confidential in nature; there shall be neither deliberation nor vote on agendized items before the commission.

Article 8: Order of a Public Hearing

1. Sign-in sheets by agenda item, listing printed name, signature, address of persons wishing to testify, and indication of support or opposition to items.
2. Call to order and determination of quorum.
3. Presentation by commissioner (or staff if applicable) summarizing the item.
4. Testimony of agencies related to the item.
5. Presentation by the applicant.
6. Testimony of the proponents.
7. Testimony of the opponents.
8. Concluding comments of the applicant.
9. Concluding comments of the commissioner (or staff if applicable).
10. Request of the Chairperson for a motion to close the public hearing.

Article 9: Order of a Regular Meeting

1. Call to order and determination of quorum.
2. Approval of the minutes of the previous meeting.
3. Items carried-over from a previous agenda:
 - a. Matters regarding the comprehensive plan
 - b. Matters regarding capital improvements
 - c. Matters regarding subdivision of land
 - d. Matters regarding zoning of land
 - e. Matters regarding other regulatory action
4. Items of the present agenda, presented in the same order as above.
5. Other business.
6. Review of the planning commission calendar and announcement of future meetings.
7. Request of the chairperson for a motion to adjourn.

Article 10: Form and Character of Motions

The form and character of motions shall conform to those offered within Robert's Rules of Order, Revised, except as specified below.



- Upon review of the full public record and due deliberation among members of the planning commission, any of its members, except the chairperson, may make a substantive motion. The motion shall include not only direction (Approval, Approval with specified conditions, or Disapproval) but also a recitation of findings which support the motion.
- A second, citing compatible finding shall be required.
- Other commission members may support the motion with other compatible findings.
- A motion shall die for lack of second.
- Where a motion to disapprove an item has been defeated, a member of the planning commission initially in the opposition may make a motion to approve or approve with conditions.

Article 11: Quorum and Voting Requirements

- A majority of the members of the planning commission shall constitute a quorum.
- A majority of the members of the planning commission shall be required to pass a motion.
- All votes shall be taken by the Chairperson in random order, with the Chairperson not voting except as needed to break a tie vote.
- If a member abstains from voting, their vote shall not be counted in the determination of a motion, but it shall be recorded in the minutes as an abstaining vote.

Article 12: Requirements for the Submission of Requests

- The planning commission shall adopt standard forms for the submission of each type of request required for its consideration; such forms shall specify the schedule of submission, form and content of complementary materials, and scale and content of drawings.
- The secretary of the planning commission shall certify the completeness of submissions.
- Certified requests shall be fully noticed under requirements of law and agendaized on the planning commission calendar on the same day.
- Any request disapproved by the planning commission shall not be resubmitted for a period of six months unless the Planning and Zoning Commission shall determine that a new hearing is justified prior to the expiration of the six months waiting period.
- An application for the same type of amendment shall not be received on the same property more often than once in each twelve (12) month period unless the Planning and Zoning Commission shall determine that a change of conditions justifies a new hearing prior to expiration of the twelve (12) month period.
- A fee schedule has been put in place by the City Council to recover costs associated with notice publication, request processing, agenda, and related materials duplication and distribution; moreover, the planning commission may require the applicant to post signs on the affected property, in conformance with provisions of the ordinance, and to notify adjacent property owners, tenants, and community residents of the nature of the applicant's request.



Article 13: Instruments and Documents of the Planning Commission

- The official instruments of the planning commission are the record of notice, and agenda, and the minutes of hearings and meetings. Where in special cases the planning commission wishes to provide advice to the legislative body or administrative agency, it may do so by resolution.
- Any and all materials submitted to the planning commission regarding an item shall be entered into public record by a motion to “Accept for the record”.
- All notices, agendas, requests, agency or consultant letters or reports, citizen petitions, minutes of hearings and meetings, and resolutions shall constitute the documents of the planning commission and shall be indexed as a matter of public record.

Article 14: Administrative Calendar

- Notice for all hearings and meetings shall conform to requirements of law.
- Terms for two year appointments begin at the first regular meeting of the Planning and Zoning board in July.
- The regular meetings of the Planning and Zoning board are normally scheduled on the fourth Tuesday of each month. Additional meetings or hearings are scheduled as needed.
- Copies of the agenda and any related documents shall be delivered to each planning commission member no less than five working days prior to a public hearing and regular meeting.

Article 15: Conduct of the Members of the Planning Commission

- Members of the planning commission shall take such time as to prepare themselves for hearings and meetings.
- Any member of the planning commission absent from three consecutive regular meetings or any six regular meetings within a calendar year, without being excused by the Chairperson, may be removed for cause.
- A planning commission member with a conflict of interest in an item before the commission must state that a conflict of interest exists and withdraw from participation in the public hearing, working session, emergency meeting, or regular meeting on that item.
- The interests of that planning commission member may be represented before the planning commission by a specifically designated representative or legal agent at the public hearing or working session, and testimony entered into the public record.
- Participation of a planning commission member with a conflict of interest is cause for removal.

Article 16: Conduct of Persons Before the Planning Commission

- During all public hearings and working sessions, members of the public shall be given equitable opportunity to speak. Comments should be addressed to the item before the planning commission. Where a comment is irrelevant, inflammatory, or prejudicial, the chairperson may instruct the planning commission to “disregard” the comment, which nevertheless may, at the discretion of the board, remain in the public record.



- During all regular and emergency meetings of the planning commission, the public may be present but shall remain silent unless specifically invited by the chairperson to provide comment.
- During all planning commission proceedings, members of the public have the obligation to remain in civil order. Any conduct which interferes with the equitable rights of another to provide comment or which interferes with the proper execution of commission affairs may be ruled by the chairperson as “out-of-order” and the offending person directed to remain silent. Once having been so directed, if a person persists in disruptive conduct, the chairperson may entertain a motion to “eject” the person from the planning commission hearing or meeting. Where the person fails to comply with the successful motion to eject, the chairperson may then call upon civil authority to physically remove the individual from the chamber for the duration of the hearing or deliberation on that item.

Article 17: Separability

- Should any article of the planning commission by-laws be found to be illegal, the remaining articles shall remain in effect.

Article 18: Adoption and Amendment of By-Laws

- By-Law adoption or amendment shall be made following review by the legal counsel and public hearing.
- The by-laws shall be adopted or amended upon a vote of a majority of the members of the planning commission.
- Adoption or amendment of by-laws takes effect immediately following a successful vote.

Adopted: March 2001

Amended & Approved: December 2012



ATTACHMENT D

Used with permission from the City of Arlington, Lyndsay Mitchell, June, 2013.



PLANNING AND ZONING COMMISSION: PARTICIPATING AT PUBLIC HEARINGS

If you are interested in giving public testimony at Planning and Zoning Commission and City Council public hearings, the following information will help you become familiar with the procedures of the City Council and Planning and Zoning Commission.

Procedures for participating at a Planning and Zoning Commission or City Council public hearing

Procedures for participating at a Planning and Zoning Commission or City Council public hearing are the same, unless noted below

1. Fill out a speaker card and return it to the box at the front of the Council Chamber (for the Planning and Zoning Commission) and to the desk at the entrance of the Council Chamber (for City Council).
2. The applicant or the applicant's representative is allowed 10 minutes to speak. All other speakers for or against the items are given 5 minutes. In the event a total of five or more people are registered to speak on one side of an issue, the 10 minute time is reduced to 5 minutes and the 5 minute time is reduced to 3 for that side of the hearing. The proponent is allowed 5 minutes for rebuttal.
3. Developers who wish to make presentations to an evening City Council session should contact or make arrangements with the Community Development & Planning department at 817-459-6664.

Procedures for Registering Support or Opposition on a Public Hearing Item

1. Fill out a speaker card and return it to the box at the front of the Council Chamber (for the Planning and Zoning Commission) and to the desk at the entrance of the Council Chamber (for City Council).
2. Citizens anticipating being absent during the public hearing may write a letter in support or opposition and have it submitted by a representative or mail it to the City Council or Planning and Zoning Commission.
3. Registration of support or opposition (individual form, group form) on any item on the agenda must be submitted before or at the public hearing on the day of the hearing.

Procedures for Citizens Who Wish to Speak on an Item not on the City Council Agenda

1. Fill out a speaker card and return it to the desk at the entrance of the Council Chamber.
2. Speakers are given a 5 minute time limit.



ATTACHMENT E

Used with the permission of the City of San Gabriel, Mark Gallatin, March, 2013.



Welcome...

TO YOUR SAN GABRIEL PLANNING COMMISSION MEETING

Meetings are held on:
Second Monday of every month at 6:30 p.m.
City Hall Council Chambers
425 South Mission Drive
Second Floor

Welcome to the Planning Commission! We are glad you can join us. We want you to enjoy your visit, and have prepared this brochure to help explain the role and conduct of Planning Commission meetings.

What the Commission Does

The **Planning Commission** consists of five volunteer citizens who are appointed by your City Council to help guide San Gabriel's growth, development, and quality of life. There are two types of actions the Planning Commission takes:



- **Legislative Actions:** *The Planning Commission bears testimony and makes recommendations to the City Council on these types of applications: zone changes, general plan amendments, specific plans, and ordinance amendments. In this role, the Commission makes recommendations only – all these actions are then referred to the City Council for action.*

- **Quasi-Judicial Actions:** The Planning Commission can approve, conditionally approve, or deny: Conditional Use Permits, Variances, Master Plans, and other types of applications. The Commission also certifies environmental impact reports. **In this role, Planning Commission decisions are usually final unless appealed.**

How Can I Speak at a Meeting?

If you would like to speak, fill out a speaker's card with your name and address, give it to the secretary and you will be called upon at the appropriate time. Written comments can be given to a planning staff any time before a public hearing is closed. For items not on the agenda, you may speak during the time set aside for public comment. Otherwise, you may speak during the public hearings.

THE PUBLIC HEARING

Many Planning Commission matters are public hearing items, during which you as a member of the public have the opportunity to testify.

1. **ANNOUNCEMENT OF EACH ITEM:** The chairman announces each item in the order listed on the agenda. Agendas are available in the Council Chambers before each meeting.
2. **STAFF REPORT AND PRESENTATION:** The Community Development staff prepares a report regarding each proposal. A member of the staff will summarize it orally, answer any questions, and clarify issues the Commission may have. Reports are available in the Planning Division Office prior to each meeting.
3. **PRESENTATION OF EACH APPLICANT:** The applicant requesting approval of an application is given time to state his or her position in favor of the proposal.
4. **PUBLIC HEARING:** Once the Chairman invites members of the public to speak on each proposal, you may come to the podium to speak. You may also present exhibits, which become part of the City's official case file. **Please remember:**

- **Show courtesy and respect for everybody** by addressing all comments to the Chair and the Commission, not to the audience or staff members.
- **Keep comments brief and non-repetitive** so that everyone gets a chance to speak.
- **Always identify yourself** for the public record by stating your name and address.
- **Speak clearly** into the microphone.



5. **DISCUSSION AND VOTE BY THE COMMISSION:** After receiving all testimony, the Chairman **closes the public hearing**, and the Commission discusses each proposal. Members of the Commission may ask questions of individuals or the staff. The Commission then votes on each proposal. *The public cannot testify once public hearing has been closed.*

Can I Appeal Planning Commission Decisions?

For quasi-judicial actions like variances and conditional use permits, you may appeal decisions made by the Planning Commission to the City Council within 10 business days of the decision. If no appeal is filed, the decisions are made final. For legislative actions where the Planning Commission's action is only a recommendation, these will be reheard by the City Council; you may contact staff to receive notice of the Council hearing date. If you are not certain what your appeal rights are, simply ask any staff member at the meeting.

Thank you for coming! For more information about items on this agenda, please contact us at:

Community Development Department
425 South Mission Drive
San Gabriel, CA 91776
Phone: (626) 308-2806
Fax: (626) 458-2830
Web: www.sangabrielcity.com



ATTACHMENT F

PUBLIC SERVICE VALUES

From The Institute for Local Government web site: http://www.ca-ilg.org/sites/main/files/file-attachments/Basics_PersOrgEthic_WM.pdf. Site accessed June 5, 2013.

Public Service Values

How do core ethical values translate into action in public service? Here are examples of what values mean in practice.

Trustworthiness

I remember that my role is first and foremost to serve the community.

I am truthful with my colleagues, the public and others.

I avoid any actions that would cause the public to question whether my decisions are based on personal interests instead of the public's interests.

I do not accept gifts or other special considerations because of my public position.

I do not knowingly use false, inaccurate or biased information to support my position.

I do not use my public position for personal gain.

I carefully consider any promise I make and then keep it.

Fairness

I make decisions based on the merits of the issues.

I honor the law's and the public's expectation that agency policies will be applied consistently.

I support the public's right to know and promote meaningful public involvement.

I support merit-based processes for the award of public employment and public contracts.

I am impartial and do not favor those who either have helped me or are in a position to do so.

I promote equality and treat all people equitably.

I excuse myself from participating in matters when my or my family's financial interests may be affected by my agency's actions.

I credit others' contributions in moving our community's interests forward.

I maintain consistent standards, but am sensitive to the need for compromise, creativity and improving existing paradigms.

Responsibility

I work to improve the quality of life in the community and promote the best interests of the public.

I promote the efficient use of agency resources.

I do not use agency resources for personal or political benefit.

I represent the official positions of the agency to the best of my ability when authorized to do so.

I explicitly state that my personal opinions do not represent the agency's position and do not allow the



inference that they do.

I take responsibility for my own actions, even when it is uncomfortable to do so.

I do not use information that I acquire in my public capacity for personal advantage.

I do not promise that which I have reason to believe is unrealistic.

I disclose suspected instances of impropriety to the appropriate authorities, but I never make false charges or charges for political or professional advantage.

I do not disclose confidential information without proper legal authorization.

I am proactive and innovative when setting goals and considering policies.

I consider the broader regional and statewide implications of the agency's decisions and issues.

I promote intelligent innovation to move forward the agency's policies and services.

Respect

I treat everyone with courtesy and respect, even when we disagree.

I focus on the merits in discussions, not personality traits or other issues that might distract me from focusing on what is best for the community.

I gain value from diverse opinions and build consensus.

I follow through on commitments, keep others informed, and provide timely responses.

I am approachable and open-minded, and I convey this to others.

I listen carefully and ask questions that add value to discussions.

I involve all appropriate stakeholders in meetings affecting agency decisions.

I come to meetings and I come to them prepared.

I work to improve the quality of life in my community.

Compassion

I realize that some people are sometimes intimidated by the public process and try to make their interactions as stress-free as possible.

I convey the agency's care for and commitment to its community members.

I am attuned to, and care about, the needs and concerns of the public, officials, and staff.

I recognize a responsibility to society's less fortunate.

I consider appropriate exceptions to policies when there are unintended consequences or undue burdens.

Loyalty

I safeguard confidential information.

I avoid employment, contracts and other financial, political and personal interests that can conflict with my public duties.

I prioritize competing issues based on objective benefits and burdens to the public interest, not to myself, my family, friends or business associates.

I don't oppose final decisions once they have been made by the decision makers, except through inter-



nal lines of communication.

I put loyalty to the public's interests above personal, professional and political loyalties.

SAMPLE AFFIDAVIT

THE STATE OF TEXAS

§

§

COUNTY OF _____

§

I, _____ (*printed name of affiant*), a local public official, make this affidavit and hereby on oath state the following:

I have a substantial interest in a business entity or real property that may receive a special economic effect that is distinguishable from the effect on the public by an action contemplated by the City of _____

The business entity or real property in which I have a substantial interest is: [*name and address of business and/or description of property*] _____

I or a person that is related to me within the first degree of consanguinity (blood) or affinity (marriage) as defined by state law has a substantial interest in this business entity or real property for the following reasons [*circle all that apply*]:

- (1) own 10% or more of the voting stock or shares of the business entity;
- (2) own 10% or more of the fair market value of the business entity;
- (3) own \$15,000 or more of the fair market value of the business entity;
- (4) receive from the business entity funds that exceed 10% of _____ [*my, his, her*] gross income for the previous year;
- (5) have/has an equitable or legal ownership of real property with a fair market value of \$2,500 or more.

Upon filing of this affidavit with the official record keeper of the city, I affirm that I shall abstain from voting or further participating in any matter involving the business entity or real property, unless allowed by law.

Signed this _____ day of _____, 20____

Signature of Affiant

Affiant

BEFORE ME, the undersigned authority, this day personally appeared _____
_____ [*name of affiant*] and by oath stated that the facts herein stated are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME before me on this _____ day of _____
_____, 20____.

Notary Public in and for the State of Texas

My commission expires: _____

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 Name of Local Government Officer

2 Office Held

3 Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code

4 Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.

5 List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100 during the 12-month period described by Section 176.003(a)(2)(B).

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 AFFIDAVIT

I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

Signature of Local Government Officer

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day
of _____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

- 1. Name of Local Government Officer.** Enter the name of the local government officer filing this statement.
- 2. Office Held.** Enter the name of the office held by the local government officer filing this statement.
- 3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code.** Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.
- 4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.** Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.
- 5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100.** List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed \$100 in value.
- 6. Affidavit.** Signature of local government officer.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

BOARD OF ADJUSTMENTS



www.annatexas.gov

Meetings and Work Sessions

The Board of Adjustments meets as needed with the regular meeting starting at 6:30 p.m. Meetings are held at the Anna City Hall, located at 111 North Powell Parkway in Anna, Texas.

Roles and Responsibilities

The five members of the Board of Adjustments (Board) serve two-year terms. Two alternate members who shall serve in the absence of one or more of the regular members when requested to do so. The Board evaluates appeals where it is alleged there is error of law in any order, requirement, decision or determination made by an administrative official of the city in the enforcement of this article. The Board has the power to authorize upon appeal in specific cases such variance from the terms of Article 9.04 (Zoning Ordinance) as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship and so that the spirit of this article shall be observed and substantial justice done.

Commissioner	Date Original Appointment	Date Reappointed	Present Term Expires
Jon Hendricks 972-924-4454 jon@printappeal.com	June 2015	June 2019 May 2021	May 2023
Kelly Herndon-Patterson 972-841-7804 yukonjac1@yahoo.com	June 2018	June 2020	May 2022
Greg Williams 214-284-6324 greg.williamsii@gmail.com	June 2020 (filled unexpired term)	May 2021	May 2023
David Nylec 214-425-1767 dknylec@gmail.com	May 2021 (Filled unexpired term)		May 2022
Tony Bellefond 214-794-3840 tony@professionaldrivers.com	June 2019	May 2021	May 2023
Alternate 1 – Choya Morrison 512-750-5637 cmorri35@gmail.com	May 2021		May 2023
Alternate 2 – Brian Ward 972-965-0328 bcw107@gmail.com	June 2020		May 2022

2022 - ZONING, PLAN, AND PLAT SUBMITTAL CALENDAR

*SUBMITTAL DATE <i>1st Wednesday following a regularly scheduled P&Z meeting</i>	1ST REVIEW MEETING (STAFF)	STAFF COMMENTS AVAILABLE	**CORRECTED PLANS RETURNED	P&Z DATE	ZONING & RESIDENTIAL REPLAT PUBLIC HEARING NOTICES (STAFF)	CITY COUNCIL DATE
				1st Monday of the month	18 days prior to CC Date (15 days Required)	2nd & 4th Tuesday of the month
Dec 08, 2021	12/17/21	12/20/21	12/27/21	01/03/22		01/11/22
					01/06/22	01/25/22
Jan 10, 2022 (Monday)	01/14/22	01/18/22 (Tuesday)	01/24/22	02/07/22		02/08/22
					02/04/22	02/22/22
Feb 09, 2022	02/18/22	02/22/22 (Tuesday)	02/28/22	03/07/22		03/08/22
					03/04/22	03/22/22
Mar 09, 2022	03/18/22	03/21/22	03/28/22	04/04/22		04/12/22
					04/08/22	04/26/22
Apr 06, 2022	04/15/22	04/18/22	04/25/22	05/02/22		05/10/22
					05/06/22	05/24/22
May 04, 2022	05/13/22	05/16/22	05/23/22	06/06/22		06/14/22
					06/10/22	06/28/22
Jun 08, 2022	06/17/22	06/20/22	06/27/22	07/05/22 (Tuesday)		07/12/22
					07/08/22	07/26/22
Jul 06, 2022	07/15/22	07/18/22	07/25/22	08/01/22		08/09/22
					08/05/22	08/23/22
Aug 08, 2022 (Monday)	08/12/22	08/15/22	08/22/22	09/06/22 (Tuesday)		09/13/22
					09/09/22	09/27/22
Sep 07, 2022	09/16/22	09/19/22	09/26/22	10/03/22		10/11/22
					10/07/22	10/25/22
Oct 10, 2022 (Monday)	10/14/22	10/17/22	10/24/22	11/07/22		11/08/22
					11/04/22	11/22/22
Nov 09, 2022	11/18/22	11/21/22	11/28/22	12/05/22		12/13/22
					12/09/22	12/27/22
Dec 07, 2022	12/16/22	12/19/22	12/23/22 (Friday)	01/03/23		01/10/23
					01/06/23	01/24/23

All dates are tentative and may be adjusted for holidays, meeting cancellations, etc.

*No later than 4:00 P.M. on the submittal day

**Corrected plans MUST be returned to Planning by 11:00 A.M.

MINUTES
PLANNING AND ZONING COMMISSION
September 7, 2021

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

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

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.

Planning Manager, Lauren Mecke, introduced Salena Tittle to the Commission as the new Planner II for the City of Anna.

4. Location Map

Consent Items

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of consent items 5 through 17. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the August 2, 2021 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on a recommendation regarding the CR289 Addition, Block A, Lot 1, Development Plat. Applicant: Alexander Bastida

7. Consider/Discuss/Action on a recommendation regarding the Wann Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Daniel Wann

8. Consider/Discuss/Action on a recommendation regarding the Seekamp Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Joshua Seekamp

9. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lots 1R, 4, & 5, Replat. Applicant: Anna Eagle Realty, LP

10. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna Eagle Realty, LP

11. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, Final Plat. Applicant: Megatel Homes, LLC

12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1B, Final Plat. Applicant: Megatel Homes, LLC
13. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 1C, Final Plat. Applicant: Anna Crossing 40PGE, LTD
14. Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2 & 3, Preliminary Plat. Applicant: Lamar National Bank
15. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lots 1R & 5R, Replat. Applicant: RR-LI Enterprises, LP
16. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 5R, Site Plan. Applicant: RR-LI Enterprises, LP
17. Consider/Discuss/Action on a recommendation regarding the Cedar Ridge Estates (formerly known as CR 427 Tract), Preliminary Plat. Applicant: Tex Properties Group LLC

Items for Individual Consideration

18. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.

Ms. Mecke advised the Commission that the applicant was not ready to proceed forward and requested a 30-day extension.

Commissioner Wenzel asked for clarification as to why the applicant was asking for a 30-day extension.

Ms. Mecke advised the Commission that the applicant was still in the process of working out some unfinished items pertaining to the lift station.

A motion was made by Commissioner Grady, seconded by Commissioner Wenzel to recommend approval of the 30-day extension. The vote was unanimous.

19. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1C, Replat. Applicant: Megatel Homes, LLC.

Ms. Mecke gave a brief presentation.

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

Commissioner Henke asked what makes the plan a Replat.

Ms. Mecke advised the Commission that the applicant is making alterations to specific lot lines in order to dedicate right-of-way and easements necessary for the construction of the development.

The Public Hearing was closed at 7:10 p.m.

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

20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Camden Parc in Anna, Phase 5, Replat. Applicant: Anna 190, LLC

Mr. Altobelli gave a brief presentation.

The Public Hearing was opened at 7:12 p.m.

Commissioner Rubits asked for clarification of the "subject to" language in the staff report.

Councilmen Stan Carver and Danny Ussery entered the meeting at 7:13 p.m.

Mr. Altobelli advised the Commission that there are times when the Engineering and Public Works Departments may still be working with the applicant on outstanding comments or items that may be requested at a later time.

Councilman Kevin Toten entered the meeting at 7:15 p.m.

The Public Hearing was closed at 7:15 p.m.

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

21. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862 from Single-Family – Large Lot (SF-E) to General Commercial (C-2) for a department store on one lot. Applicant: Westminster 121 Associates

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:17 p.m.

Mary Valverde, 7882 CR 513, asked staff who the Westminster Association was.

Ms. Mecke advised Ms. Valverde that Westminster Association was the applicant for the property.

Commissioner Grady expressed excitement for the proposed development.

Commissioner Thomas thanked Ms. Valverde for coming to the meeting and expressing interest in the new development presented to City Staff and the Commission.

Commissioner Rubits asked staff if any public comment was received from the adjacent subdivision.

Ms. Mecke advised that no public comment had been received.

The Public Hearing was closed at 7:21 p.m.

A motion was made by Commissioner Thomas, seconded by Commissioner Ogan to recommend approval of the Zoning Case. The vote was unanimous.

- B) Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster, Block A, Lot 1, Preliminary Plat.

Ms. Mecke gave a brief presentation.

Commissioner Henke asked if the applicant had met all required curb cuts.

Ms. Mecke answered yes.

Councilman Ussery left the meeting at 7:26 p.m.

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

22. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2)

(Ord. No. 787-2018) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences on one lot. Applicant: East Foster Crossing, LLC

Mr. Altobelli gave a brief presentation.

Avis Chaisson, 13455 Noel Road, Suite 450, Dallas TX. and Erik Earnshaw, 4595 Excel Parkway, Addison, TX., gave a brief presentation on behalf of Palladium USA and East Foster Crossing, LLC.

The Public Hearing was opened at 7:47 p.m.

Commissioner Ogan asked the applicant if they were meeting ADA standards and if there were any elevators proposed onsite.

Mr. Earnshaw was able to show the Commission where the proposed elevators will be and advised that they are meeting all ADA requirements.

Commissioner Grady asked if the proposed multiple-family development was going to be income based and if there is currently a 2-year waitlist.

Ms. Chaisson answered yes and explained that there is high demand for this type of product in this general area and they will have a true mix of income base.

Commissioner Wenzel asked if there would be door-to-door trash pickup.

Ms. Chaisson advised that there would not be a door-to-door trash service but they could always look in to this type of service at a later time.

Mr. Earnshaw explained that there would be a trash compactor onsite for the residents to use.

Jonathan Hake, 1720 W. Virginia, McKinney, TX., proceeded to let the Commission know that he was also in attendance on behalf of the applicant and is able to answer any questions as it relates to the proposed development.

Chairman Tutson made mention of four letters that staff had received in favor of the proposed multiple-family development.

Mr. Altobelli made mention that trash compactors must be within 250 feet from the unit per Zoning Ordinance.

Commissioner Thomas asked the applicant why they should approve the density per unit that is proposed and if this is essential to the project.

Ms. Chaisson explained that if they changed the density per unit, they would not be able to proceed forward with their development. It would be necessary to keep the density at the proposed amount.

Mr. Altobelli advised the Commission that the applicant has agreed to a Developer's Agreement for elevations and architectural design.

Chairman Tutson asked the applicant if they intended to apply for a tax credit, what the average median income base is for Collin County, verification that this was a workforce housing development and not a public subsidized housing product, and if the development was going to be handled by a long-term management company.

Ms. Chaisson explained that they will be applying for a 4% tax credit, that the product is a workforce housing product, and that they intend to have a 35-40 year long-term management group. Ms. Chaisson also advised that they have more letters in support of their project but unfortunately was not able to get them to staff until after 5:00 p.m.

Chairman Tutson asked Ms. Mecke to obtain those letters for the record.

The Public Hearing was closed at 8:07 p.m.

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend approval of the Planned Development. The Planned Development was approved by a 5-2 vote. Commissioner Henke and Commissioner Rubits voted against the Planned Development and explained that they feel this area is best suited for commercial.

B) Consider/Discuss/Action on a recommendation regarding the Anna Crossing Phase 1C Addition, Block G, Lot 1, Concept Plan.

Mr. Altobelli gave a brief presentation.

Commissioner Henke advised staff that he is having reservations with approving more multiple-family residences in areas that should be designed for commercial.

Chairman Tutson expressed his concerns if the Commission does not approve multiple-family residences in certain areas and that this type of development is vital for obtaining larger commercial businesses to the City of Anna.

A motion was made by Chairman Tutson, seconded by Commissioner Grady to recommend approval of the Concept Plan. The Concept Plan was approved by a 4-3 vote. Commissioner Ogan, Commissioner Rubits, and Commissioner Henke voted against the Concept Plan.

23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for retirement housing on one lot. Applicant: Anna Town Center Mixed Use, LLC

Mr. Altobelli gave a brief presentation.

Ryan Combs, 600 E. Las Colinas Boulevard, Irving, TX., presented before the Commission on behalf of the applicant.

The Public Hearing was opened at 8:28 p.m.

Commissioner Grady asked the applicant if they were going to provide any amenities or events for seniors living outside of the development.

Mr. Combs advised that they do not intend to offer any events or amenities to anyone living outside the senior living complex.

Chairman Tutson asked the applicant if they had met with any of the local churches.

Mr. Combs advised that they had not but would do so.

Commissioner Wenzel asked if the back gate, shown on the plan located at Finley, was an exit only.

Mr. Combs said that it would be an entrance and exit.

Councilman Toten left the meeting at 8:36 p.m.

Commissioner Rubits asked why the dumpster locations were so far from the residents.

Mr. Combs explained that the current locations were in areas where they would not produce odors to the residents or be an eyesore to the development.

Commissioner Grady asked if the applicant was willing to add a door-to-door trash pick up service for the residents.

Mr. Combs advised the Commission that they could not ask seniors to pay for that type of service.

The Public Hearing was closed at 8:44 p.m.

A motion was made by Commissioner Thomas, seconded by Commissioner Wenzel to recommend approval of Planned Development with modified development standards. The Planned Development was approved as presented by a 6-1 vote. Commissioner Rubits voted against the Planned Development and explained that he did not agree with how far the dumpsters were placed from the actual units and how far the senior residents would have to walk in order to dispose of their trash.

B) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Concept Plan.

Mr. Altobelli gave a brief presentation.

Commissioner Rubits went into detail as to why he feels the applicant should provide a door-to-door trash pick up or place the dumpsters closer in proximity to the residents so they do not have to walk across the parking lot to dispose of their trash.

Mr. Combs asked the Commission to approve the Concept Plan and advised the Commission that they are willing to make accommodations and work with staff as it pertains to the dumpsters.

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

C) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Preliminary Plat.

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the Preliminary Plat. The vote was unanimous.

24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot. Applicant: Anna Town Center Mixed Use, LLC

Mr. Altobelli gave a brief presentation.

Todd Finley, 300 Crescent Court, Dallas, TX., presented on behalf of CLX Ventures.

Councilman Carver left the meeting at 8:53 p.m.

The Public Hearing was opened at 9:06 p.m.

Commissioner Ogan asked the applicant if door-to-door trash pick up was going to be an option for the residents.

Mr. Finley advised that it will be part of an amenity package at the rate of \$35 per month.

Commissioner Rubits asked, and Chairman Tutson seconded the request, if the applicant could increase the covered parking to 50%.

Mr. Finley was amenable to the request but asked that the Commission allow them to decrease the proposed parking 2:1 ration to a 1.5 per unit parking ration in exchange. Mr. Finley asked the Commission to allow 1.5 parking spaces for all units except the three-bedroom units which would remain at 2 parking spaces per unit.

Commissioner Rubits did not like the idea of losing parking spaces or the idea of veering away from parking standards that the Council has set in place.

The Public Hearing was closed at 9:19 p.m.

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to recommend approval of the Planned Development with modified development standards. The Planned Development was approved by a 6-1 vote. Commissioner Rubits voted against the Planned Development and explained that he did not want to veer away from standards that the Council has set in motion for these types of uses.

B) Consider/Discuss/Action on a recommendation regarding The Grand at Anna Town Square, Block A, Lot 1, Concept Plan.

Mr. Altobelli gave a brief presentation.

A motion was made by Chairman Tutson, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The Concept Plan was approved by a 6-1 vote. Commissioner Rubits voted against the Concept Plan.

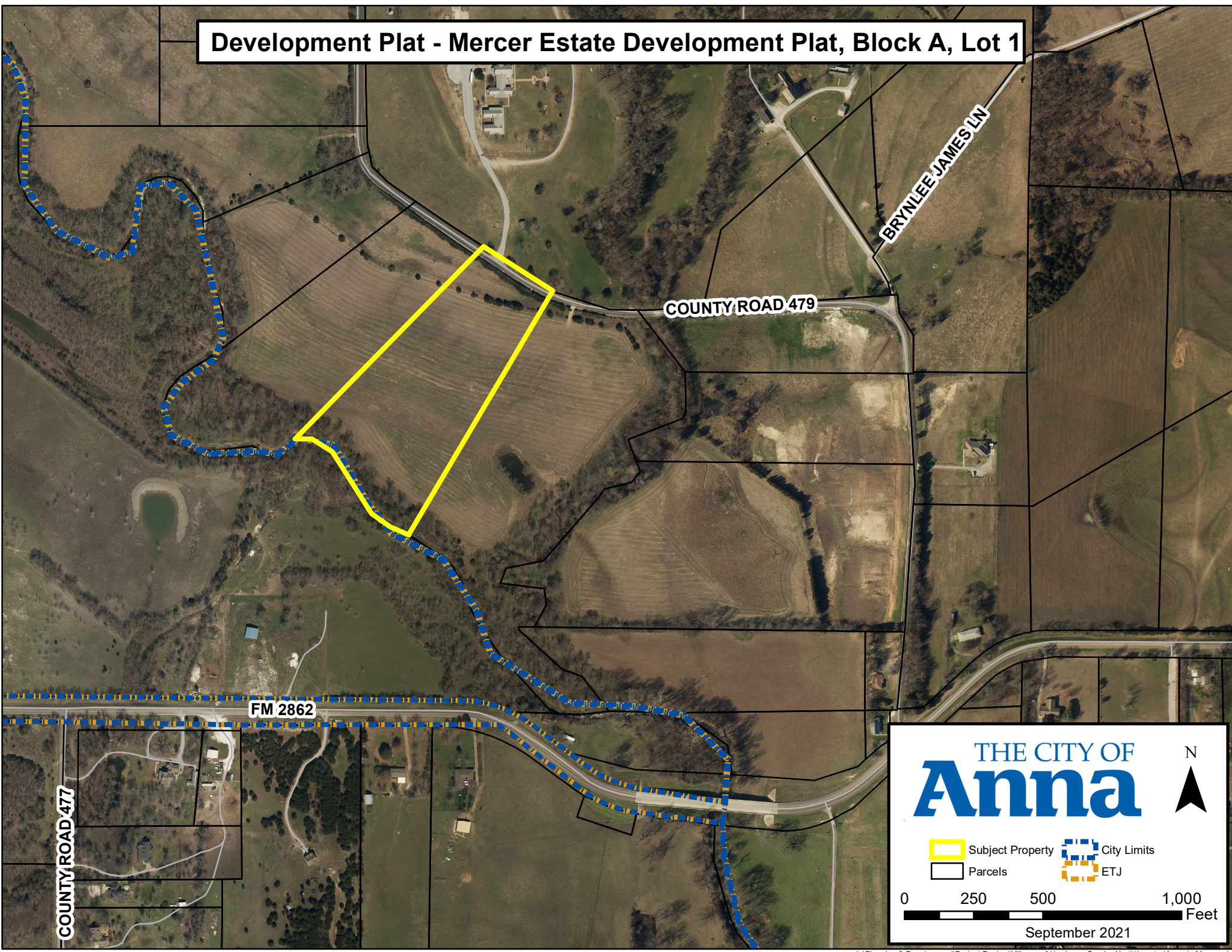
Adjourn

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:22 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

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



THE CITY OF
Anna

N

Subject Property
Parcels

City Limits
ETJ

0 250 500 1,000 Feet

September 2021

CITY OF ANNA

Planning & Zoning Commission

October 4, 2021

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

Applicant: Dawn & Brian Mercer

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Mercer Estate Development Plat, Block A, Lot 1, Development Plat.

SUMMARY:

Single-family residence on one lot on 9.4± acres located on the east side of County Road 479, 3,100± feet south of County Road 429. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A

STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 9.391 acres of land described in a deed to Dawn Notarnicola Mercer and Brian David Mercer as recorded under CC# 20201001001695260 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point at the North corner of said 9.391 acres, on the East side of County Road No. 479, and at the East corner of that called 10.006 acres of land described in deed to Michael Wayne Hefton and Ronda Rebecca Hefton, Trustees of The Hefton Revocable Trust as recorded under CC# 20200820001367810 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears South 44 degrees 36 minutes 46 seconds West, 40.00 feet for witness;

THENCE along the East line of said 9.391 acres and East line of said County Road No. 479 as follows:

South 57 degrees 33 minutes 46 seconds East, 298.46 feet;
South 72 degrees 40 minutes 07 seconds East, 1.54 feet to a point for corner at the North corner of that called 15.088 acres of land described in deed to Robert Ware and Selina Ware as recorded under CC# 20200819001367380 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears South 30 degrees 57 minutes 34 seconds West, 45.00 feet for witness;

THENCE South 30 degrees 57 minutes 34 seconds West, 1024.32 feet to a point for corner in the center of Sister Grove Creek, and at the West corner of said 15.088 acres, from which a 5/8 inch steel rod set bears North 30 degrees 57 minutes 34 seconds East, 100.00 feet for witness;

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

North 66 degrees 59 minutes 55 seconds West, 72.97 feet;
North 54 degrees 07 minutes 41 seconds West, 81.94 feet;
North 32 degrees 36 minutes 10 seconds West, 263.91 feet;
North 58 degrees 30 minutes 32 seconds West, 87.81 feet;
North 89 degrees 44 minutes 23 seconds West, 60.40 feet to a point at the South corner of said 10.006 acres, from which a 5/8 inch steel rod set bears North 44 degrees 36 minutes 46 seconds East, 100.00 feet for witness;

THENCE North 44 degrees 36 minutes 46 seconds East (Directional Control Line), 974.81 feet along the Southeast line of said 10.006 acres to the POINT OF BEGINNING,, containing 9.391 acres of land.

FLOOD DEFINITIONS -----

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

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

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

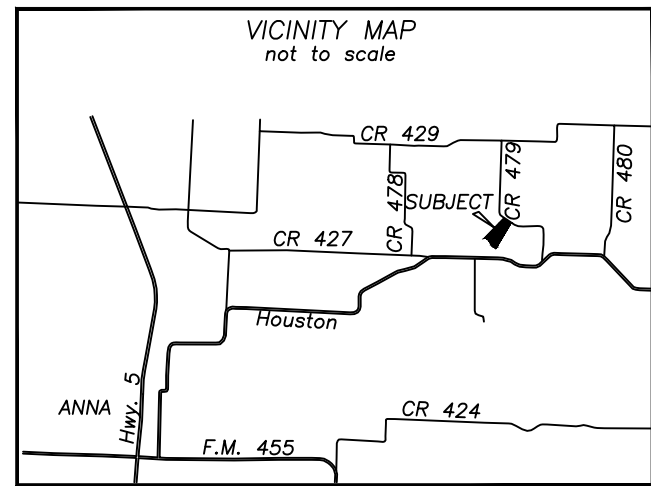
Notes:

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

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



LEGEND	
SRS	= STEEL ROD SET
SRAF	= STEEL ROD FOUND

MERCER ESTATE
DEVELOPMENT PLAT
BLOCK A, LOT 1

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

SURVEYOR:

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

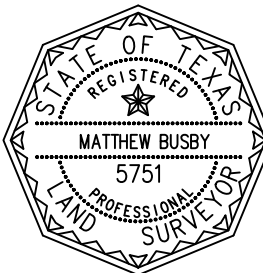
OWNER:

Dawn & Brian Mercer
9208 Old Veranda Road
Plano, TX 75024
972-741-6167

SURVEYOR'S CERTIFICATE:

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

Development Plat
September 1, 2021



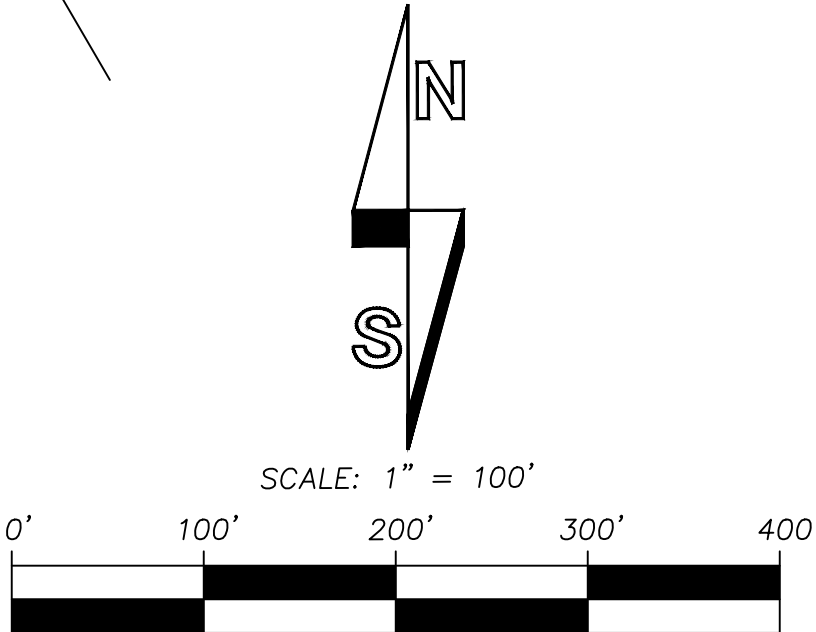
Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

CERTIFICATE OF APPROVAL

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

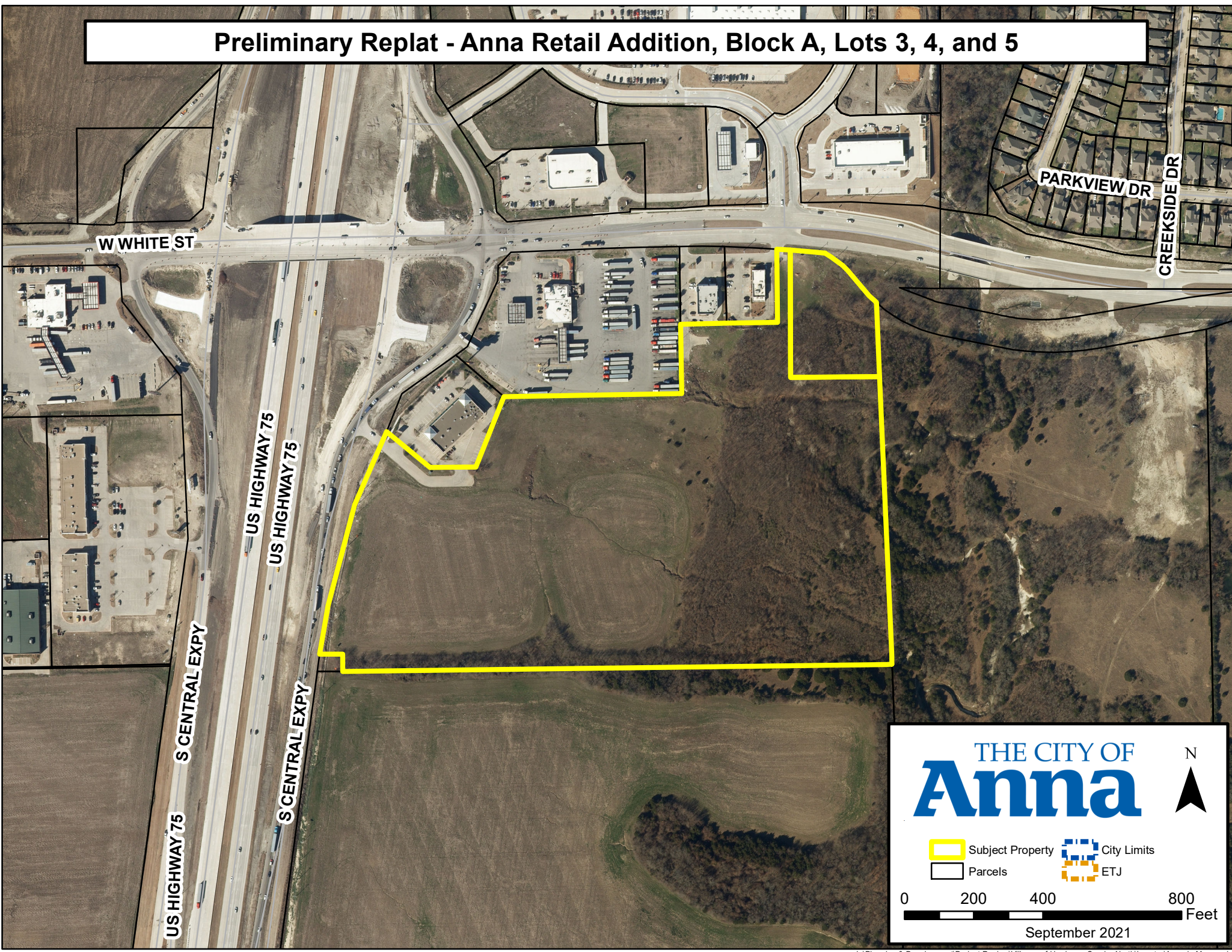
Mayor

City Secretary



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

Preliminary Replat - Anna Retail Addition, Block A, Lots 3, 4, and 5



THE CITY OF

Anna

N

Subject Property

Parcels

City Limits

ETJ

0 200 400 800 Feet

September 2021

CITY OF ANNA
Planning & Zoning Commission
October 4, 2021

Preliminary Replat: Anna Retail Addition, Block A, Lots 3, 4, & 5

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3, 4, & 5, Preliminary Replat.

SUMMARY:

Restaurant on Lot 5, and two vacant lots on 29.7± acres located on the east side of S, Central Expressway, 574± feet south of W. White Street. Zoned: General Commercial (C-2).

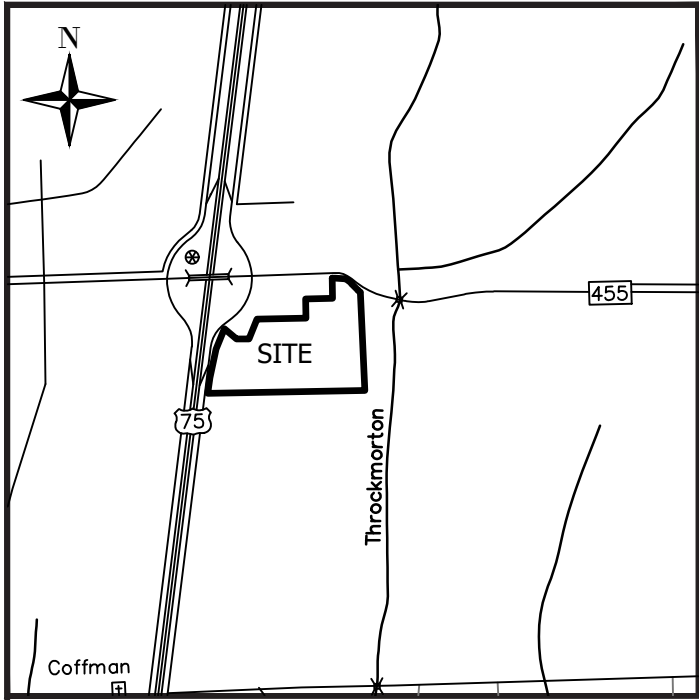
The purpose of the preliminary replat is to subdivide two existing vacant lots into three lots and propose easements necessary for the development of a restaurant on Lot 5.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NOT TO SCALE

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. Purpose of this replat is to subdivide the property into 3 lots and dedicate easements necessary for development.

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.

4. Fire Lane Easements shall maintain 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 the Fire Department and emergency use.

5. Access Easements 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.

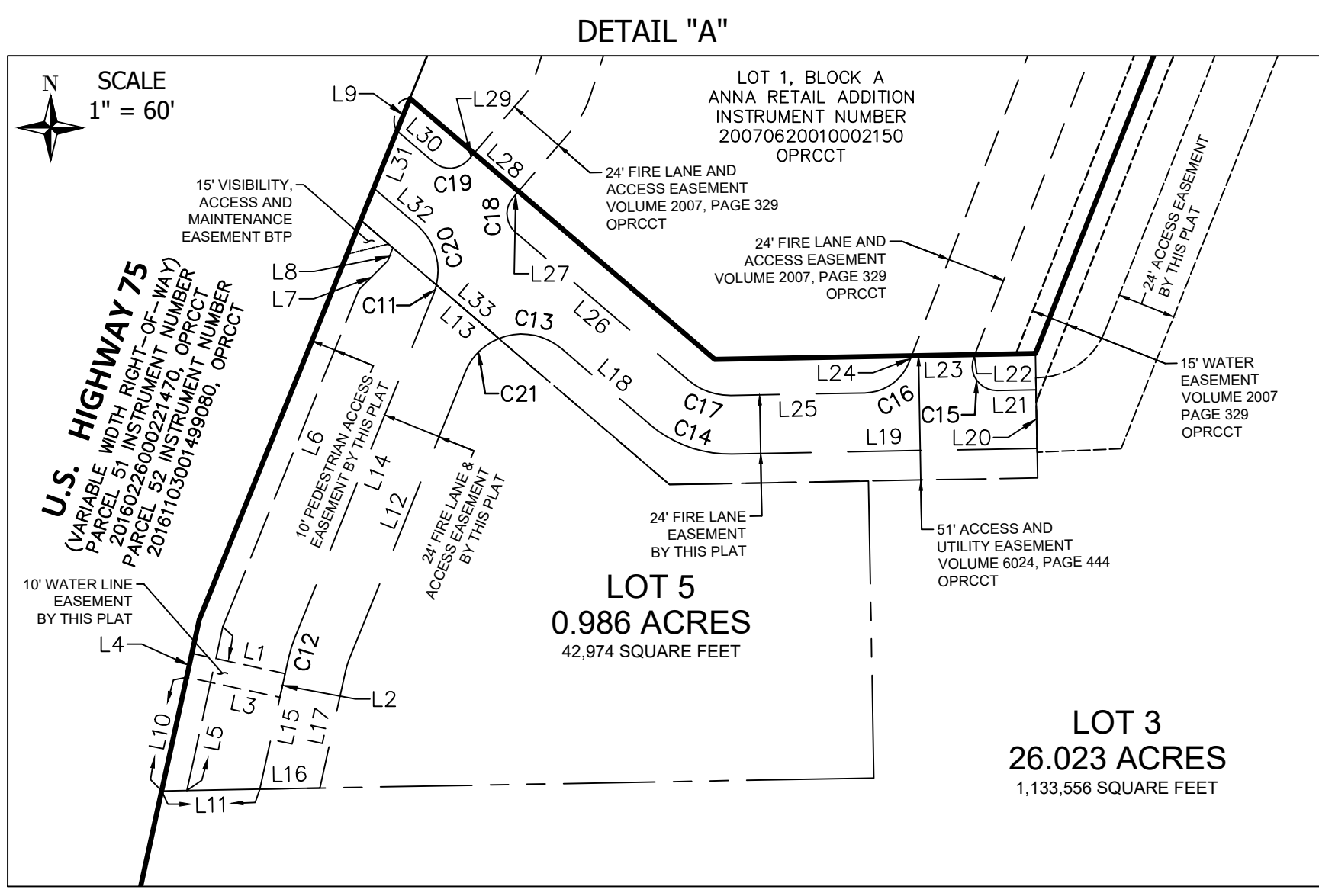
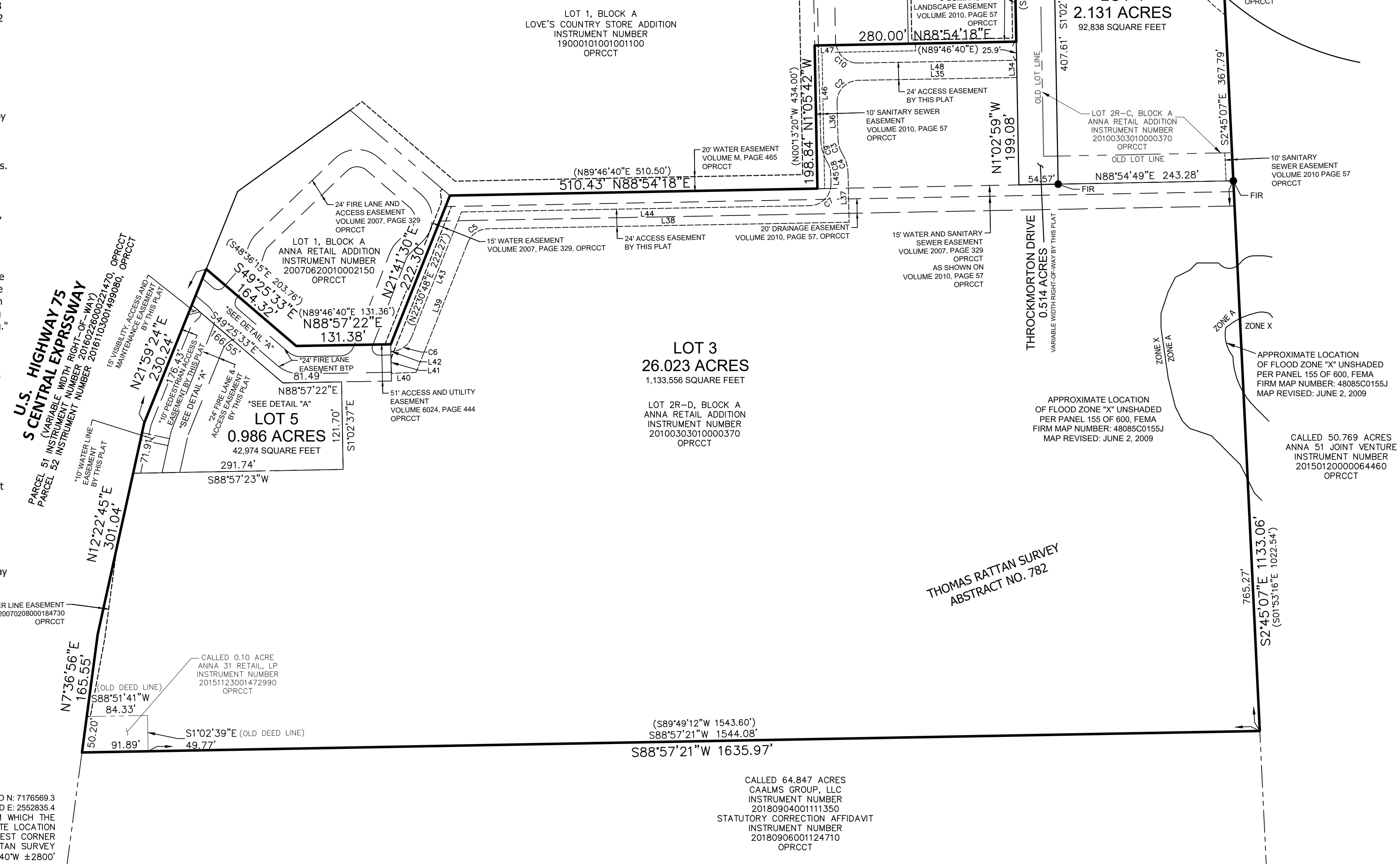
6. No appurtenance between 2.5' and 10' may be placed in a Visibility, Access and Maintenance Easement.

OWNER/DEVELOPER:
ANNA 31 RETAIL, LP
DAVID CLAASSEN
8400 WESTCHESTER, STE. 300
DALLAS, TX 75225

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

LOT TABLE
2 NON RESIDENTIAL LOTS, 1
UNDETERMINED TYPE OF LOT AND
1 PUBLIC STREET DEDICATION

LEGEND	
SYMBOL	DESCRIPTION
OPRCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
FIR	FOUND IRON ROD WITH CAP STAMPED "ypassociates.com"
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
()	RECORD CALL



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°34'23"	4940.00'	135.63'	S86°11'50"E	135.63'
C2	90°30'46"	30.00'	47.39'	N43°44'04"E	42.62'
C3	25°24'03"	40.00'	17.73'	N16°17'19"W	17.59'
C4	31°20'43"	55.00'	30.09'	N17°28'43"W	29.72'
C5	67°12'51"	30.00'	35.19'	N55°20'59"E	33.21'
C6	66°47'54"	30.00'	34.98'	S55°09'27"W	33.03'
C7	90°13'50"	30.00'	47.24'	S43°50'30"W	42.51'
C8	32°22'10"	31.00'	17.51'	S18°10'02"E	17.28'
C9	26°48'49"	64.00'	29.95'	S16°33'44"E	29.68'
C10	81°22'46"	30.00'	42.61'	N50°19'10"W	39.12'
C11	8°48'07"	25.00'	3.84'	S17°35'22"W	3.84'
C12	9°37'43"	50.00'	8.40'	S17°10'34"W	8.39'
C13	62°36'52"	25.00'	27.32'	S80°43'59"E	25.98'
C14	41°37'51"	50.00'	36.33'	S70°14'29"E	35.54'
C15	112°12'01"	10.00'	19.58'	N34°57'24"W	16.60'
C16	67°47'59"	20.00'	23.67'	S55°02'36"W	22.31'
C17	41°37'51"	26.00'	18.89'	N70°14'29"W	18.48'
C18	90°25'54"	10.00'	15.78'	N04°12'36"W	14.20'
C19	89°34'06"	10.00'	15.63'	S85°47'24"W	14.08'
C20	62°36'52"	25.00'	27.32'	S18°07'07"E	25.98'
C21	45°58'10"	25.00'	20.06'	N44°58'30"E	19.52'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S77°49'13"E	39.02'
L2	S12°10'47"W	10.00'
L3	N77°49'13"W	39.05'
L4	N12°22'45"E	10.00'
L5	S12°22'45"W	68.68'
L6	S21°59'24"W	149.03'
L7	S45°00'00"W	16.66'
L8	S21°59'24"W	5.67'
L9	N21°59'24"E	14.24'
L10	N12°22'45"E	47.68'
L11	N88°57'23"E	40.14'
L12	N21°59'25"E	127.07'
L13	N49°25'33"W	33.67'
L14	S21°59'25"W	151.95'
L15	S12°21'43"W	55.25'
L16	N88°57'23"E	24.67'
L17	N12°21'43"E	49.53'
L18	S49°25'33"E	47.82'
L19	N88°56'36"E	125.05'
L20	N01°03'24"W	24.00'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S88°56'36"W	15.94'
L22	N21°08'36"E	1.19'
L23	S88°57'22"W	25.92'
L24	S21°08'36"W	2.64'
L25	S88°56'36"W	54.87'
L26	N49°25'33"W	93.15'
L27	N41°00'21"E	3.43'
L28	N49°25'33"W	24.00'
L29	S41°00'21"W	3.58'
L30	N49°25'33"W	19.99'
L31	S21°59'24"W	25.32'
L32	S49°25'33"E	23.18'
L33	S49°25'33"E	33.67'
L34	N01°05'42"W	24.00'
L35	N88°59'27"E	220.43'
L36	N01°31'19"W	52.63'
L37	N01°16'25"W	68.55'
L38	N88°57'25"E	502.15'
L39	N21°44'34"E	194.42'
L40	N87°39'16"E	34.40'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S01°03'24"E	30.53'
L42	S88°33'24"W	1.15'
L43	S21°45'30"W	188.21'
L44	S88°57'25"W	483.76'
L45	S01°16'25"E	14.21'
L46	S01°31'19"E	132.96'
L47	S88°54'18"W	25.05'
L48	S88°59'27"W	220.39'

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, ANNA 31 RETAIL, LP, is the owner of a 29.654 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being a remainder of Lots 2R-C and 2R-D, Block A of the Anna Retail Addition, recorded in Instrument Number 20100303010000370 of the Official Public Records of Collin County, Texas, (OPRCT), and all of a called 0.10 acre tract described in the General Warranty Deed to Anna 31 Retail, LP, recorded in Instrument Number 20151123001472990, OPRCT, said 29.654 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on June 7, 2021 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

BEGINNING at a found TXDOT Aluminum Disk having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7176569.3 and Easting 2552835.4, on the east right-of-way line of U.S. Highway 75 (Variable Width Right-of-Way) and at the southwest corner of a said 0.10 acre tract;

THENCE North 07 degrees 36 minutes 56 seconds East (Grid Bearings based on said Texas Coordinate System), with the west line of said 0.10 acre tract and the east right-of-way line of said Highway 75, passing a found TXDOT aluminum disk at the westernmost southwest corner of said Lot 2R-D at a distance of 50.20 feet, a total distance of 165.55 feet to a point for corner from which a found TXDOT aluminum disk bears South 56 degrees 00 minutes 27 seconds East a distance of 0.72 feet;

THENCE North 12 degrees 22 minutes 45 seconds East, continuing with the west line of said Lot 2R-D and the east right-of-way line of said Highway 75, a distance of 301.04 feet to a found TXDOT aluminum disk;

THENCE North 21 degrees 59 minutes 24 seconds East, continuing with the west line of said Lot 2R-D and the east right-of-way line of said Highway 75, a distance of 230.24 feet to a found TXDOT aluminum disk at the westernmost northwest corner of said Lot 2R-D and the westernmost southwest corner of Lot 1, Block A of the Anna Retail Addition, recorded in Instrument Number 20070620010002150, OPRCT;

THENCE South 49 degrees 25 minutes 33 seconds East, with the north line of said Lot 2R-D and the south line of said Lot 1, a distance of 164.32 feet to a point for corner;

THENCE North 88 degrees 57 minutes 22 seconds East, continuing with the north line of said Lot 2R-D and the south line of said Lot 1, a distance of 131.38 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 21 degrees 41 minutes 30 seconds East, continuing with the north line of said Lot 2R-D and the south line of said Lot 1, a distance of 222.30 feet to a point for corner from which a found 1/2" iron rod bears South 50 degrees 21 minutes 03 seconds East a distance of 0.39 feet, at the east corner of said Lot 1 and the southernmost southwest corner of Lot 1, Block A of the Love's County Store Addition, recorded in Instrument Number 19000101001001100, OPRCT;

THENCE North 88 degrees 54 minutes 18 seconds East, with the north line of said Lot 2R-D and the south line of said Lot 1, Block A, a distance of 510.43 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 01 degrees 05 minutes 42 seconds West, with the east line of said Lot 2R-D and the east line of said Lot 1, Block A, a distance of 198.84 feet to a found 1/2" iron rod with cap stamped "RPLS 5810" at the southwest corner of Lot 2R-A, Block A of said Anna Retail Addition;

THENCE North 88 degrees 54 minutes 18 seconds East, with the north line of said Lot 2R-D and the south line of said Lot 2R-A, a distance of 212.76 feet to a point for corner on the south right-of-way line of F.M. Highway 455 (Variable Width Right-of-Way) from which an "X" cut in concrete bears South 33 degrees 56 minutes 04 seconds East, a distance of 0.59 feet, at the beginning of a curve to the right having a radius of 4940.00 feet and a chord bearing South 86 degrees 11 minutes 50 seconds East, a distance of 135.63 feet;

Southeasterly along said curve through a central angle of 1 degrees 34 minutes 23 seconds an arc distance of 135.63 feet to a found TXDOT Aluminum Disk;

THENCE South 78 degrees 57 minutes 34 seconds East, a distance of 155.39 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";

THENCE South 02 degrees 45 minutes 07 seconds East, a distance of 1133.06 feet to a found 5/8" iron rod at the southeast corner of said Lot 2R-D and the northeast corner of a called 66.560 acre tract conveyed to Cynthia H. Grossman in a Warranty Deed, recorded in Instrument Number 19900831000466490, OPRCT;

THENCE South 88 degrees 57 minutes 21 seconds West, with the south line of said Lot 2R-D and the north line of said 66.560 acre tract, passing a point for corner at the southeast corner of said 0.10 acre tract at a distance of 1544.08 feet from which a found 5/8" iron rod with cap stamped "DC&A INC" bears South 01 degrees 02 minutes 39 seconds East, a distance of 0.48 feet, to a found TXDOT Aluminum Disk at the southwest corner of said 0.10 acre tract, a total distance of 1635.97 feet to the POINT OF BEGINNING and containing 29.654 acres, or 1,291,745 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ANNA 31 RETAIL, LP, acting herein by and through its duly authorized agent, David Claassen does hereby adopt this plat designating the hereinabove described property as **Lots 3, 4, & 5, Block A, Anna Retail Addition**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

ANNA 31 RETAIL, LP
By: _____
Name: David E. Claassen
Title: _____
STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby certify that I prepared this plat and the field notes made part thereof from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivisions regulations of the City of Anna, Texas.

Kenneth H. Yazel Jr. Date
Registered Professional Land Surveyor No. 6182

**PRELIMINARY REPLAT
LOTS 3, 4, AND 5, BLOCK A
ANNA RETAIL ADDITION
29.654 ACRES**

SITUATED IN THE THOMAS RATTAN SURVEY
ABSTRACT NUMBER 782

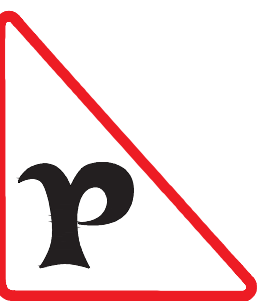
CITY OF ANNA
COLLIN COUNTY, TEXAS

PREPARED AUGUST 2021

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

MAYOR

CITY SECRETARY



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com T8PRLS 1019-0022
Bedford, TX 76095
2021-045-003 APRIL 7, 2021 PAGE 1 OF 1

EXHIBIT A

Site Plan - Anna Retail Addition, Block A, Lot 5

W WHITE ST

US HIGHWAY 75

US HIGHWAY 75

S CENTRAL EXPY

S CENTRAL EXPY

THE CITY OF
Anna

 Subject Property
 Parcels
 City Limits
 ETJ

0 125 250 500 Feet

September 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

October 4, 2021

Site Plan: Anna Retail Addition, Block A, Lot 5

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 5, Site Plan.

SUMMARY:

Restaurant on one lot on 1.0± acres located on the east side of U.S. Highway 75 Frontage Road, 574± feet south of W. White Street. Zoned: General Commercial (C-2).

The purpose of the site plan is to show the proposed restaurant development and related site improvements.

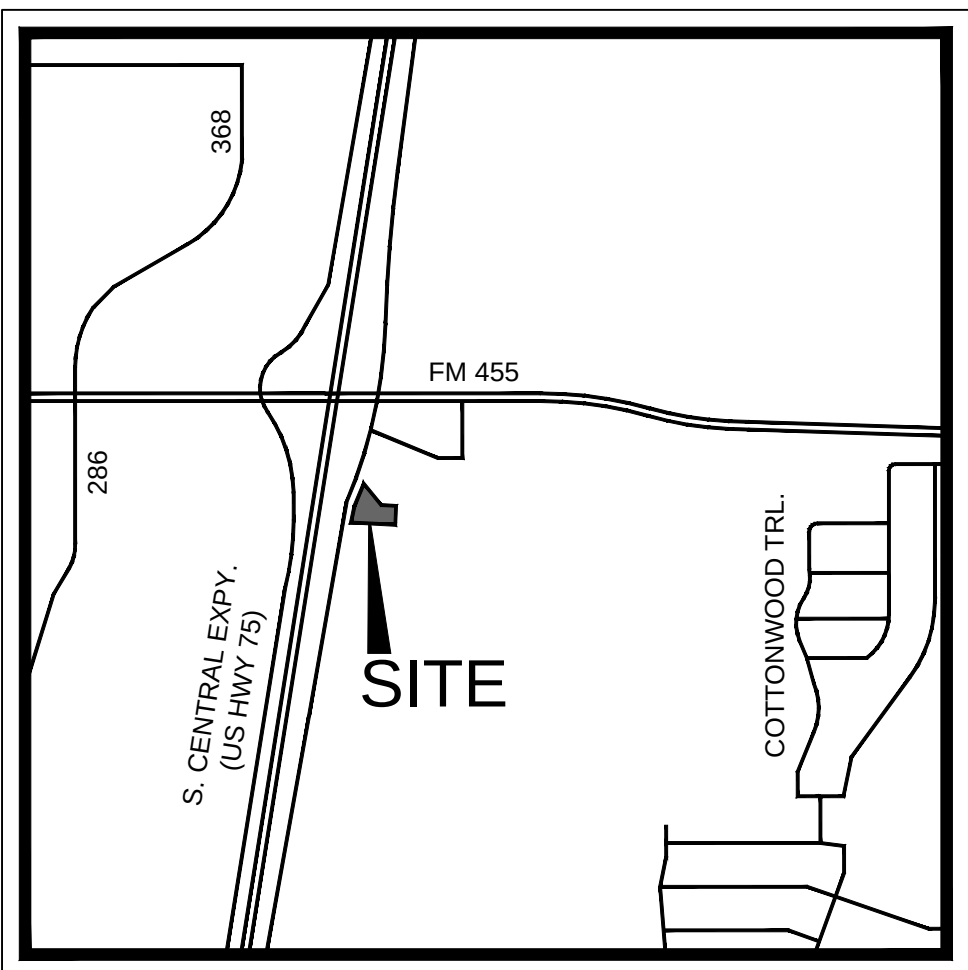
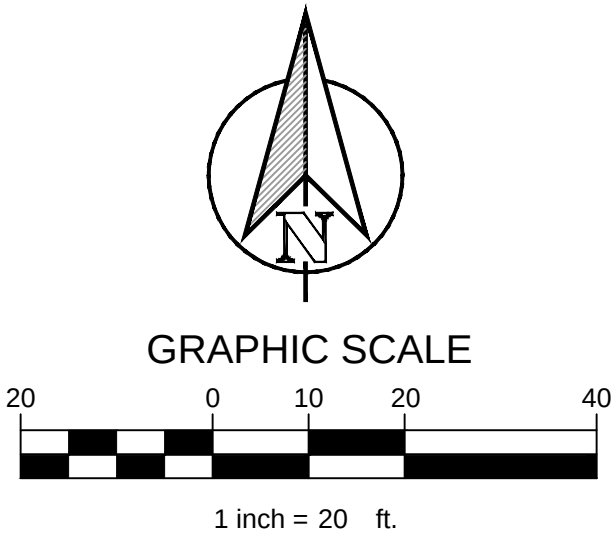
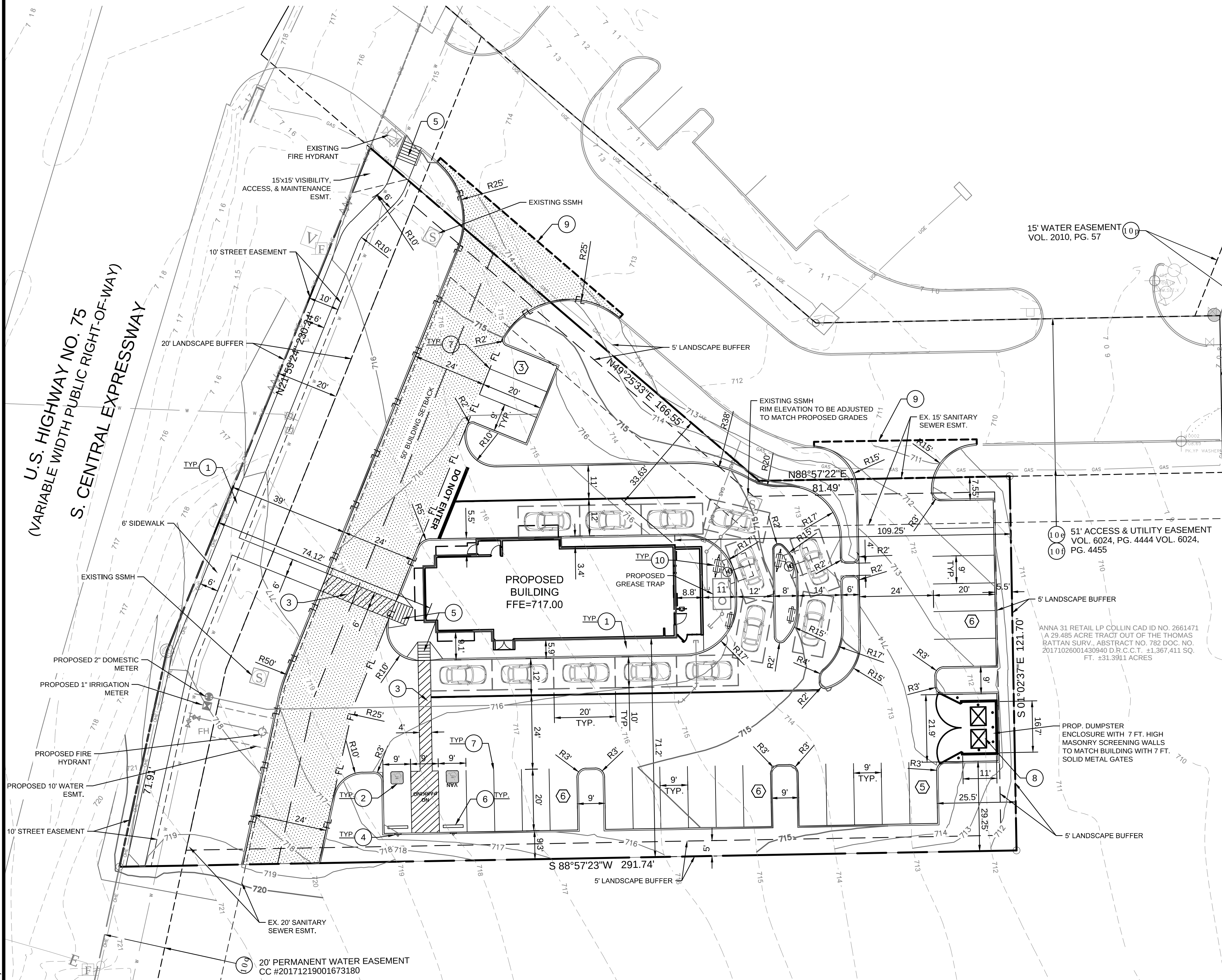
RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



VICINITY MAP
N.T.S.

LEGEND	
	FIRE LANE PAVING
	PROPERTY LINE
	FIRE LANE
	FULL-DEPTH SAWCUT
	EASEMENT LINE
	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	CONCRETE SIDEWALK
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	ADA RAMP, 12:1 MAX. SLOPE
6	CURB STOP
7	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
8	TRASH ENCLOSURE. SEE ARCH. PLANS FOR DETAILS
9	SAWCUT FULL DEPTH EXISTING PAVEMENT
10	ORDER MENU BOARD. SEE ARCH. PLANS FOR DETAILS

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

BENCHMARKS

SITE BENCHMARK NO. 1: "X" CUT AT THE NOSE OF THE EAST END OF THE WEST MEDIAN AT THE INTERSECTION OF FM 455, 6.5' NORTH FROM THE CENTERLINE OF FM 455. ELEVATION: 693.05'

SITE BENCHMARK NO. 1: "PK" NAIL 12' WEST FROM THE END OF CONCRETE DRIVE SOUTH OF LOT 1, BLOCK A ANNA RETAIL ADDITION. ELEVATION: 708.69'

SITE DATA SUMMARY TABLE	
ITEM	LOT 5 / BLOCK A ANNA RETAIL ADDITION
GENERAL SITE DATA	
ZONING:	C-2 COMMERCIAL
LAND USE:	RESTAURANT WITH DRIVE WAY
LOT AREA:	0.986 ACRES OR 42,974 SF
BLDG FOOTPRINT AREA:	2,407 SF
TOTAL BLDG AREA:	2,407 SF
BLDG HEIGHT (#STORIES):	1 STORY
BLDG. HEIGHT TALLEST BLDG. ELEMENT:	21' - 10"
LOT COVERAGE:	5.60%
PARKING	
PARKING RATIO:	1 SPACE / 100 SF
PARKING REQUIRED:	25
PARKING PROVIDED:	26
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2
LANDSCAPE AREA	
INTERNAL LANDSCAPE AREA REQUIRED: (8 SF / 1 PARKING SP)	208 SF
INTERNAL LANDSCAPE AREA PROVIDED:	1,176 SF
TOTAL LANDSCAPE AREA:	16,013 SF

POPEYES LOUISIANA KITCHEN	
SITE PLAN	
OWNER/DEVELOPER: ANNA 31 RETAIL, LP 8400 WESTCHESTER, STE. 300 DALLAS, TX 75225	
CONTACT NAME: DAVID CLAASSEN	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CONTACT NAME: CLAY CRISTY	
SURVEYOR: YAZEL PEEBLES & ASSOCIATE, LLC PO BOX 210097 TX 76095 PH: 817.268.3316	
CONTACT NAME: KENNETH H. YAZEL JR.	
LEGAL DESCRIPTION: LOT 5 / BLOCK A, ANNA RETAIL ADDITION GROSS AREA: 0.986 OR 42,974 SF	
CITY: ANNA	STATE: TEXAS
COUNTY: COLLIN	SURVEY: THOMAS RATTAN SURVEY
ABSTRACT NO. 782	

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	CLC
DATE:	9/27/2021
SHEET	
SP-1	
File No.	2021-163

No.	DATE	REVISION	BY

SITE PLAN

POPEYES LOUISIANA
KITCHEN
FM 455, ANNA, TX75409

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 9/27/2021

TEXAS REGISTRATION #14199
CLAYMOORE
ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORE.COM

PLOTTED BY: MARK TORRES
PLOT DATE: 9/27/2021 8:02 AM
LOCATION: C:\PROJECTS\2021-63 POPEYE'S ANNA\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 9/24/2021 3:23 PM



FLOODPLAIN NOTE

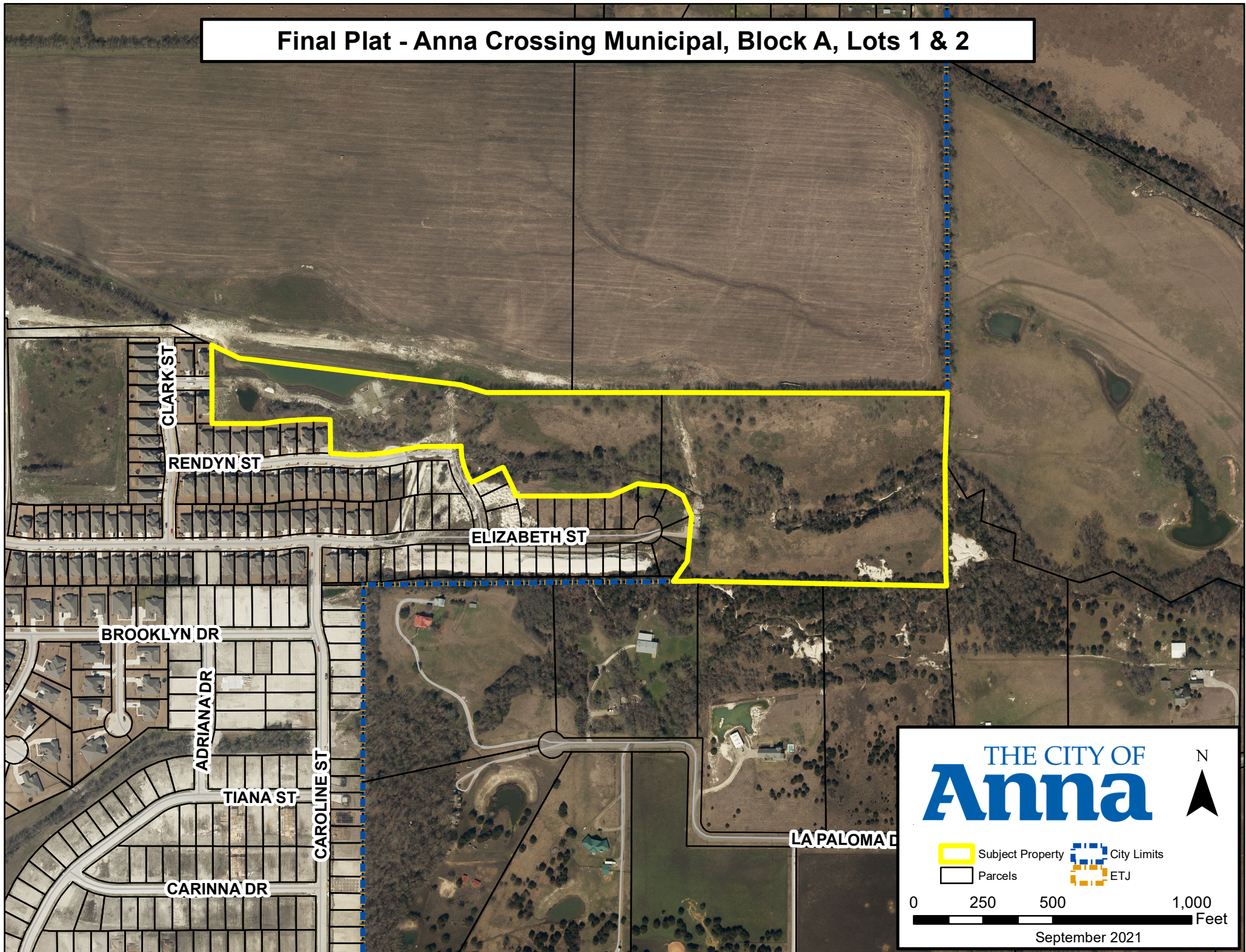
ACCORDING TO MAP NO. 48085C011553, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) & ZONE "A".

DETENTION NOTE

DETENTION SYSTEM WILL BE PROVIDED BY THE OVERALL DEVELOPMENT CENTER.

ABBREVIATIONS:
FL = FIRE LANE
FFE= FINISH FLOOR ELEVATION
ESMT. = EASEMENT
EX. = EXISTING
SSMH = SANITARY SEWER MANHOLE
TYP. = TYPICAL
FL = FIRE LANE

Final Plat - Anna Crossing Municipal, Block A, Lots 1 & 2



CITY OF ANNA
Planning & Zoning Commission

October 4, 2021

Final Plat: Anna Crossing Municipal, Block A, Lots 1 & 2

Applicant: HSLT & Anna Town Center No. 7/LNRD, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Crossing Municipal, Block A, Lots 1 & 2, Final Plat.

SUMMARY:

Park land on Lot 1 and municipal lift station on Lot 2 on 28.8± acres located on the south side of future Finley Boulevard, 475± feet east of Leonard Avenue. Zoned: Planned Development-Single-Family Residence-72 (PD-SF-72) (Ord. No.'s 129-2004 & 627-2013).

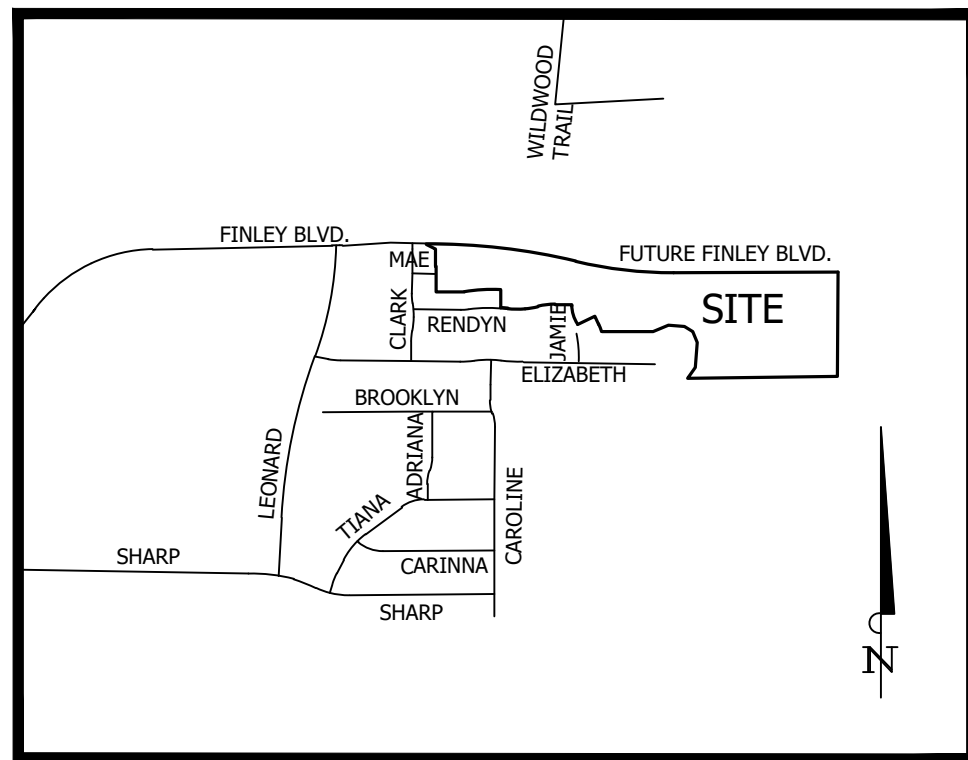
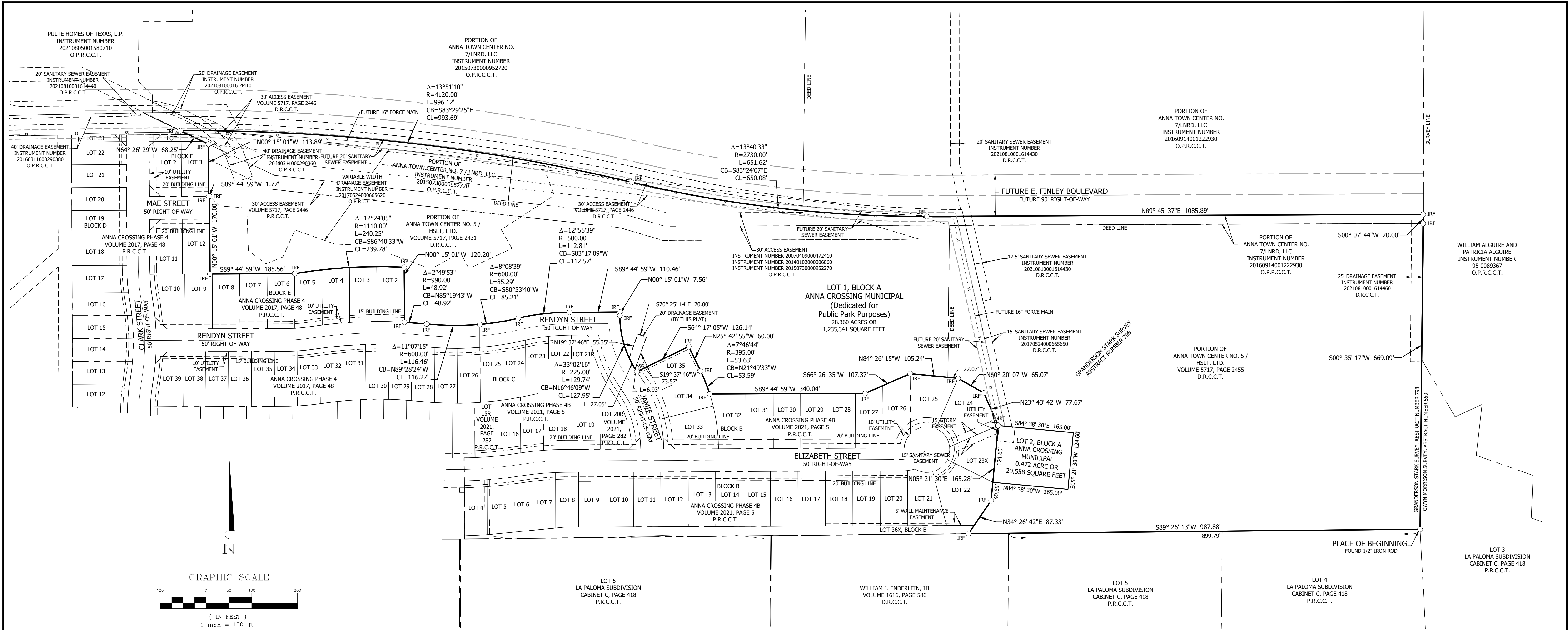
The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the park land and municipal lift station.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

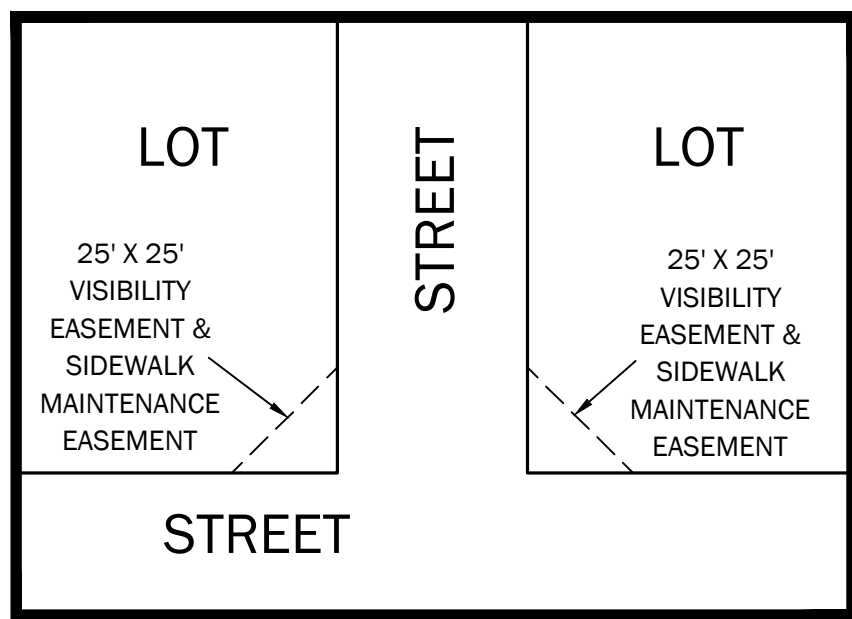


VICINITY MAP
NOT TO SCALE
ANNA, TEXAS

LEGEND	
Δ	CENTRAL ANGLE
N	NORTH
S	SOUTH
E	EAST
W	WEST
•	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
MIN. FF ELEV.	MINIMUM FINISH FLOOR ELEVATION
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
IRF	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
25' V.A.M. ESMIT.	25' VISIBILITY, ACCESS, MAINTENANCE & SIDEWALK EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
SF	SQUARE FEET
AC	ACRES

GENERAL NOTES:

- The purpose of this plat is to dedicate park land to the City of Anna and a lift station lot.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0160J dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
- Notice: Selling a portion of any lot in 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.



VISIBILITY EASEMENT DETAIL
NOT TO SCALE

EXHIBIT A

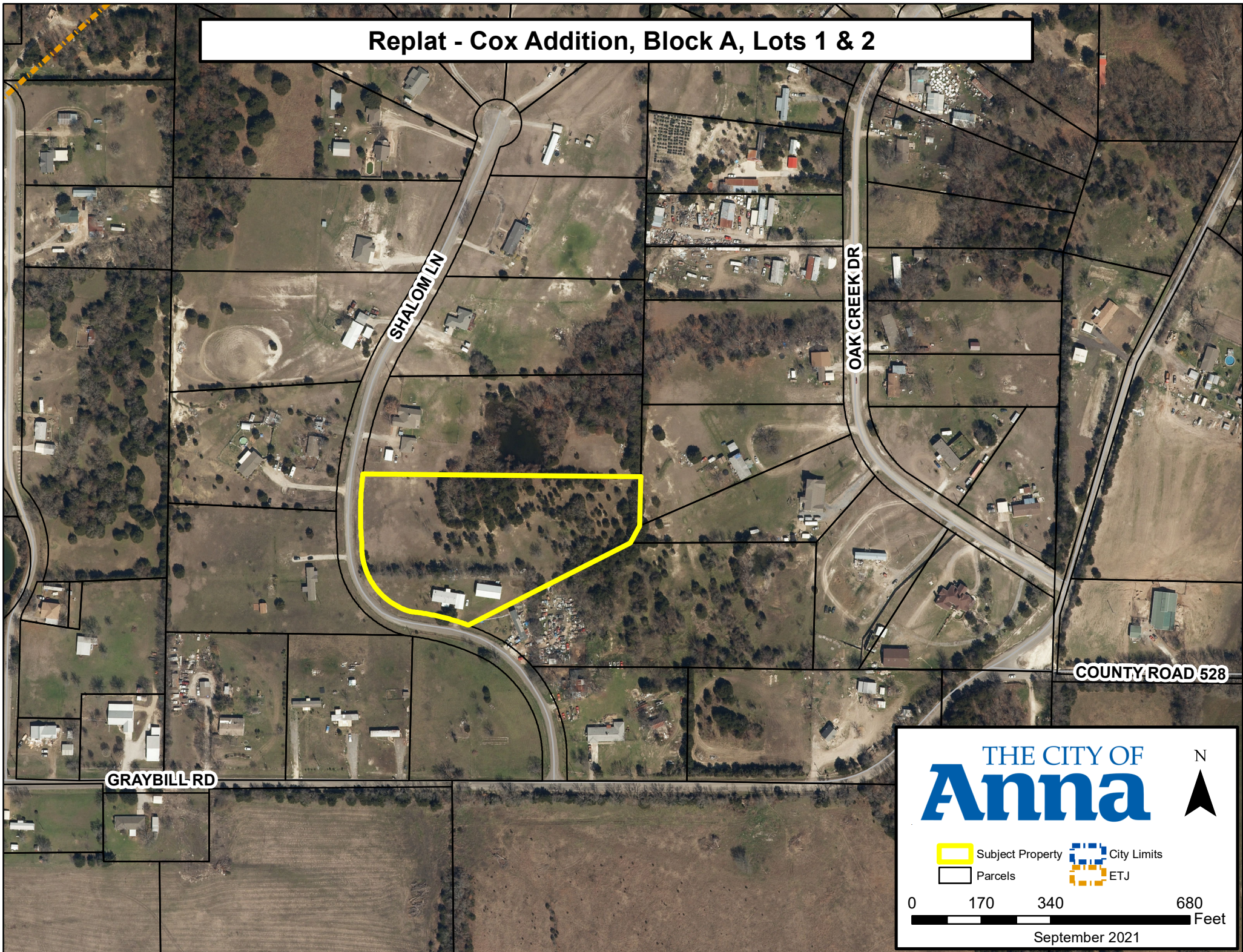
FINAL PLAT
OF
ANNA CROSSING MUNICIPAL
LOT 1 AND LOT 2, BLOCK A
28.832 ACRES OUT OF THE
GRANDERSON STARK SURVEY, ABSTRACT NUMBER 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

SURVEYOR / ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PHONE: (817) 842-2094
FAX: (817) 842-2095
CONTACT: CODY BROOKS, P.E.

OWNER / DEVELOPER:
ANNA TOWN CENTER NO. 7 / LNRD, LLC.
240 NORTH MITCHELL ROAD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

Revision Date: September 2021 Sheet 1 of 2

Replat - Cox Addition, Block A, Lots 1 & 2



THE CITY OF
Anna

N

Subject Property
Parcels
City Limits
ETJ

0 170 340 680 Feet

September 2021

CITY OF ANNA
Planning & Zoning Commission

October 4, 2021

Replat: Cox Addition, Block A, Lots 1 & 2

Applicant: Betty Cox

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Cox Addition, Block A, Lots 1 & 2, Replat

SUMMARY:

Two single-family residential lots on 4.5± acres located on the east side of Shalom Lane, 470± feet north of Graybill Road. Zoned: Extraterritorial Jurisdiction (ETJ).

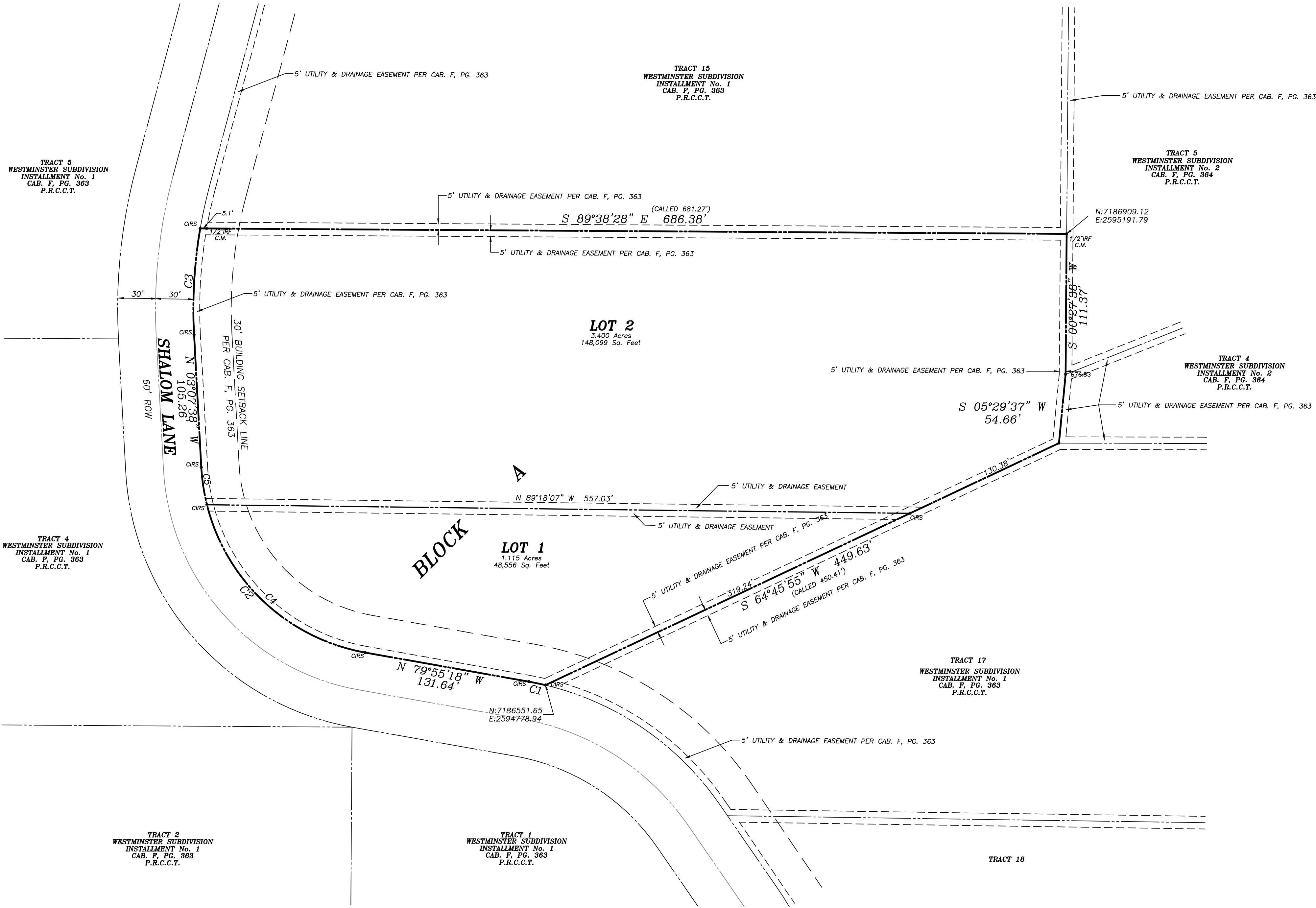
The purpose for the Replat is to subdivide one residential lot into two residential lots.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



LEGEND
C.M. = CONTROLLING MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND

- NOTES:
1. The original copy will have original signatures, stamp seal and an impression seal.
 2. Copyright 2021, Surdukan Surveying, Inc.
 3. This survey is being provided solely for the use of the current parties.
 4. This survey is subject to all easements of record.
 5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0.
 6. Electric is provided by Texas New Mexico Power Company.
 7. Water is provided by Westminster Water Supply Corporation.
 8. Septic is onsite.
 9. The purpose of this plat is to subdivide Tract 16 into 2 lots.

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.

FLOODPLAIN NOTE:

According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0180 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies with in Zone X (Unshaded).

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	9°18'46"	233.09	13.48'	N 78°15'57" W 13.48'
C2	76°47'36"	157.69	211.35'	N 41°31'30" W 195.88'
C3	12°53'40"	375.70	84.55'	N 03°19'12" E 84.37'
C4	65°55'21"	157.69	181.43'	N 46°57'57" W 171.59'
C5	10°52'14"	157.69	29.92'	N 08°33'50" W 29.87'

STATE OF TEXAS §
COUNTY OF COLLIN §

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

David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

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

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

Notary Public in and for Collin County
My Commission Expires: _____

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

MAYOR

CITY SECRETARY

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Betty Cox, is the owners of a tract of land situated in the John Chalmers Survey, Abstract No. 233, in the City of Anna ETJ, Collin County, Texas, and also being all of Tract 16, Westminster Subdivision, Installment No. 1, a Subdivision in Collin County, Texas, according to the Plat thereof recorded in Volume F, Page 363, Map Records, Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the northwest corner of said Tract 16, said iron rod being on the east Right Of Way line of Shalom Lane (60' ROW);
THENCE S 89°38'28" E a distance of 686.38' to a 1/2" iron rod found for corner at the northeast corner of tract 16
THENCE S 00°27'38" W a distance of 111.37' to a point for corner;
THENCE S 05°29'37" W a distance of 54.66' to a point for corner;
THENCE S 64°45'55" W a distance of 449.63' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the east ROW line of said Shalom Lane, said iron rod being at the beginning of a curve to the left;
THENCE along said curve to the left following the east ROW line of said Shalom Lane through a central angle of 03°18'46", a radius of 233.09', an arc length of 13.48', with a chord bearing of N 78°15'57" W, and a chord length of 13.48' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;
THENCE N 79°55'18" W following the east ROW line of said Shalom Lane a distance of 131.64' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner, said iron rod being at the beginning of a curve to the right;
THENCE along said curve to the right following the east ROW line of said Shalom Lane through a central angle of 76°47'36", a radius of 157.69', an arc length of 211.35', with a chord bearing of N 41°31'30" W, and a chord length of 195.88' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;
THENCE N 03°07'38" W following the east ROW line of said Shalom Lane a distance of 105.26' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner, said iron rod being at the beginning of a curve to the right;
THENCE along said curve to the right following the east ROW line of said Shalom Lane through a central angle of 12°53'40", a radius of 375.70', an arc length of 84.55', with a chord bearing of N 03°19'12" E, and a chord length of 84.37' to the POINT OF BEGINNING and containing 196,655 Square Feet or 4.515 Acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Betty Cox, does hereby adopt this plat designating the hereinabove described property as **COX ADDITION, BLOCK A, LOTS 1 AND 2**, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

BETTY COX - OWNER

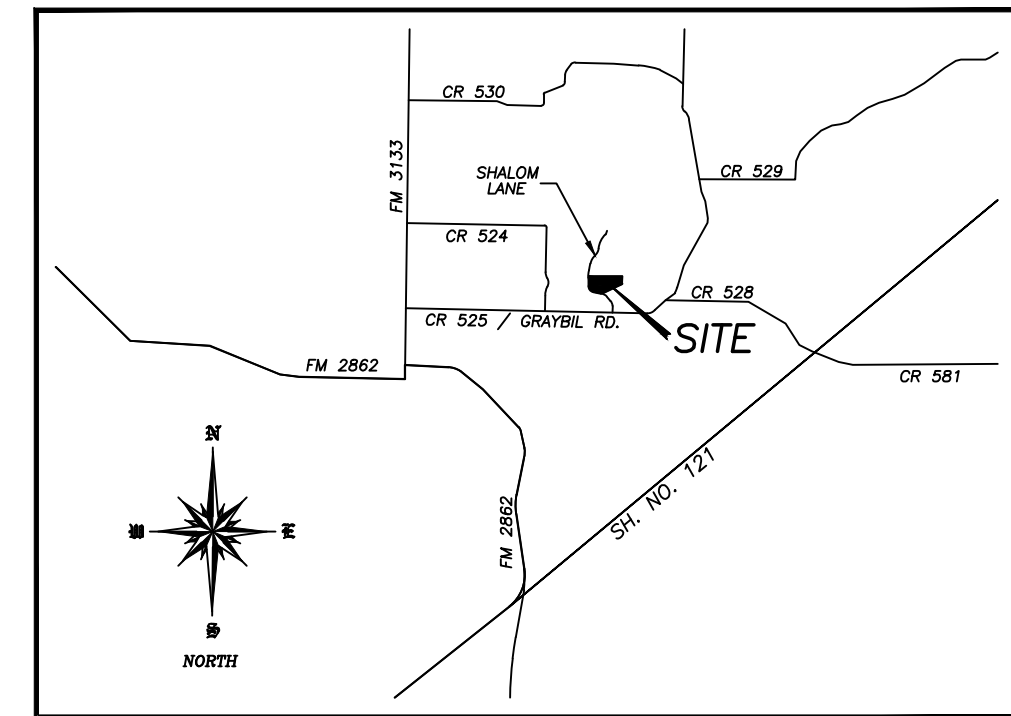
STATE OF TEXAS:
COUNTY OF COLLIN:

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

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

Notary Public in and for Collin County, Texas

My Commission Expires: _____



LOCATION MAP
NTS

REPLAT
COX ADDITION
BLOCK A, LOTS 1 & 2
BEING A REPLAT OF TRACT 16
WESTMINSTER SUBDIVISION INSTALLMENT No. 1
BEING 4.515 ACRES OUT OF THE
JOHN CHALMERS SURVEY, ABSTRACT NO. 784
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
BETTY COX
114 SHALOM LANE
ANNA, TEXAS 75409
(214) 914-5009

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 128
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

HEALTH DEPARTMENT CERTIFICATION
I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

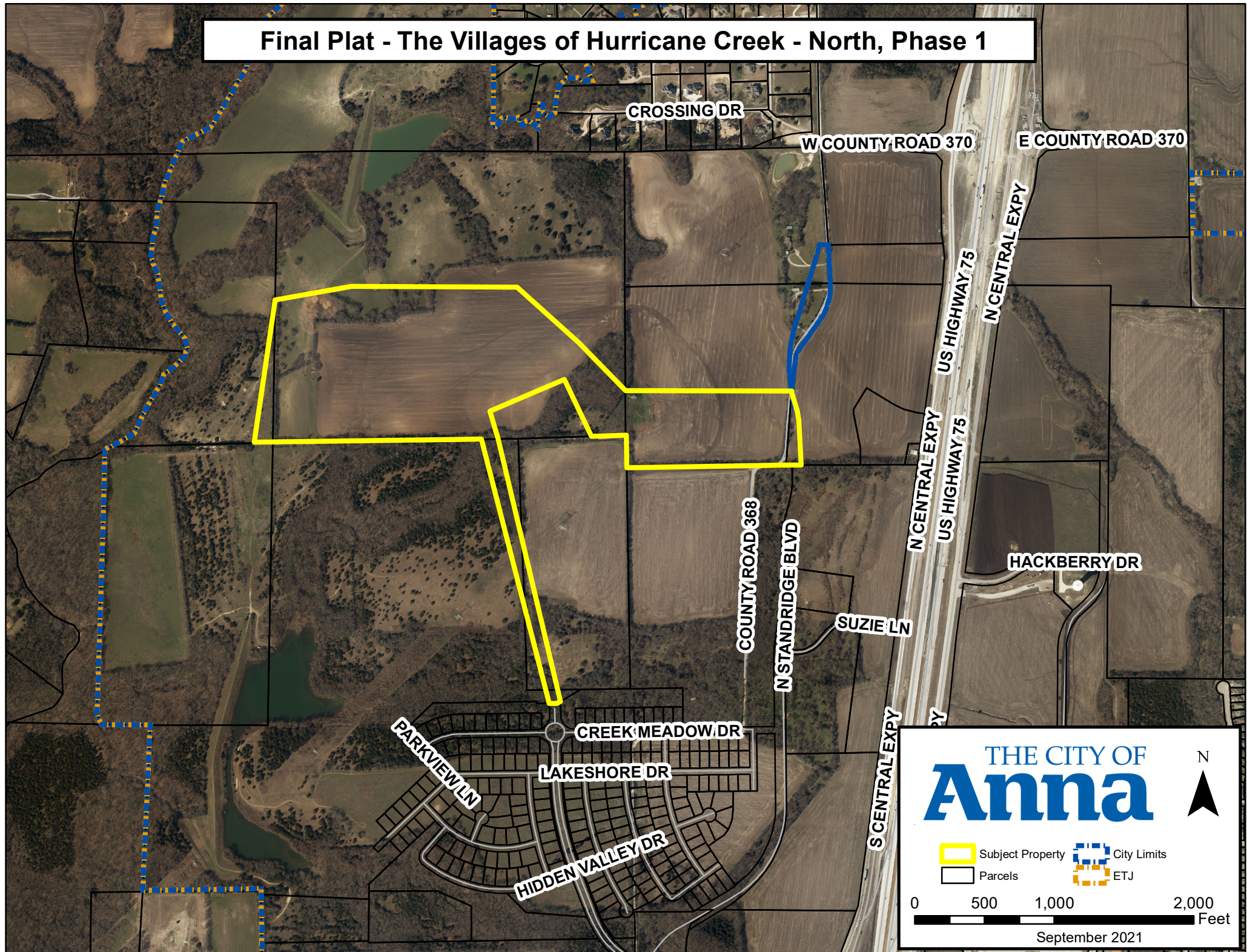
EXHIBIT A

SCALE 1" = 50'

DATE: SEPTEMBER 8, 2021

JOB No. 2021-115

Final Plat - The Villages of Hurricane Creek - North, Phase 1



CITY OF ANNA
Planning & Zoning Commission
October 4, 2021

Final Plat: Villages of Hurricane Creek - North, Phase 1

Applicant: MM Anna 325, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1 Final Plat.

SUMMARY:

344 single-family residential lots and 13 common area lots on 70.8± acres located at the southwest corner of Standridge Boulevard and Stockport Drive. Zoned Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, SF-Z Single-Family Residence District – Zero Lot Line Homes, and SF-TH Single-Family Townhome District (PD-SF-84/SF-72/SF-60/SF-Z/SF-TH) (Ord. No. 932-2021).

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

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

A FINAL PLAT OF VILLAGES OF

HURRICANE CREEK - NORTH, PHASE 1

TOTAL, 344 RESIDENTIAL LOTS; 13 NON-RESIDENTIAL LOTS IN THE J. KINCADE SURVEY, ABSTRACT NO. 105, J. BOYLE SURVEY, ABSTRACT NO. 105.

PELOTON
LAND SOLUTIONS

11000 FRISCO ST. SUITE 400 FRISCO,
TX 75033 PH.# 469-213-1800

SHEET

1

OF 4 SHEETS

A FINAL PLAT OF
VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 1

70.834 ACRES TOTAL
344 RESIDENTIAL LOTS,
13 NON-RESIDENTIAL LOTS
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509,
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W. RATTAN SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

	SF-60	SF-Z	SF-TH
Maximum Height (feet)	35	35	35
Side Yard Interior (feet)	5	0/5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10	10
Rear Yard (feet) (d)	10	10	10
Front Yard (feet)	25	20	20
Lot Area (feet)	6,000	4,000	2,000 per unit
Min. lot width (feet)	50	40	20
Min. lot depth (feet) (e)	100	100	80
Max lot coverage (%)	55%	85%	70%
Building size (square feet)	1600	1200	900
Masonry (%)	60%	60%	60%

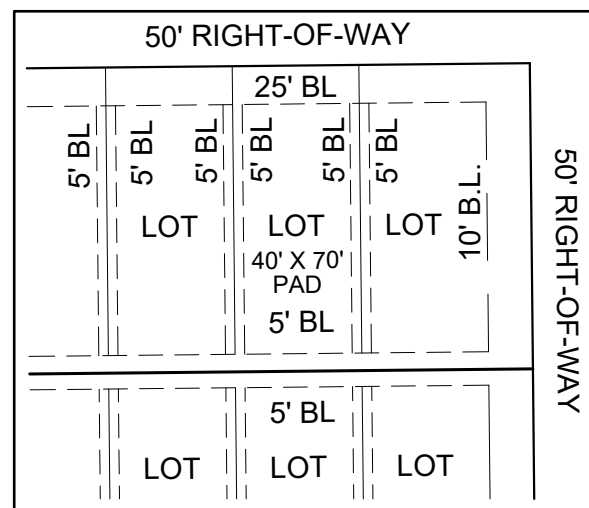
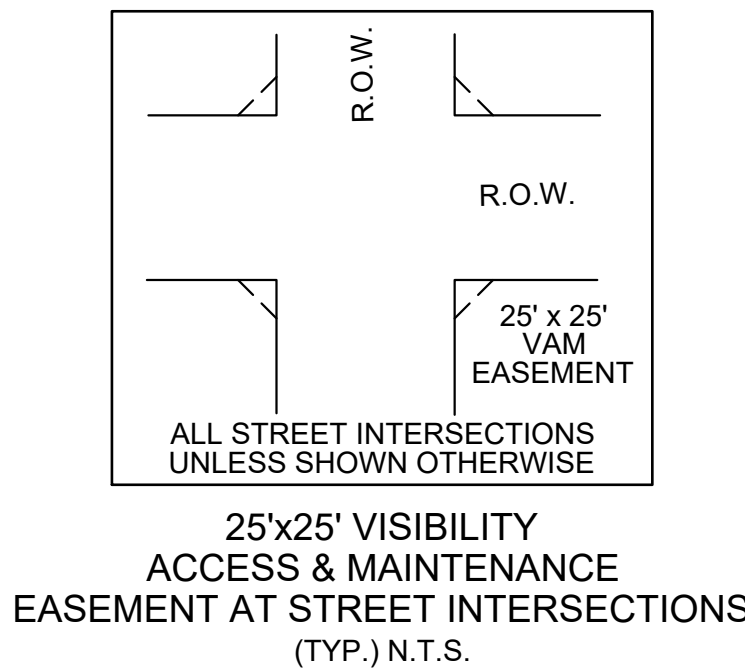
OWNERS
CADG HURRICANE CREEK,
LLC/MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

LEGEND

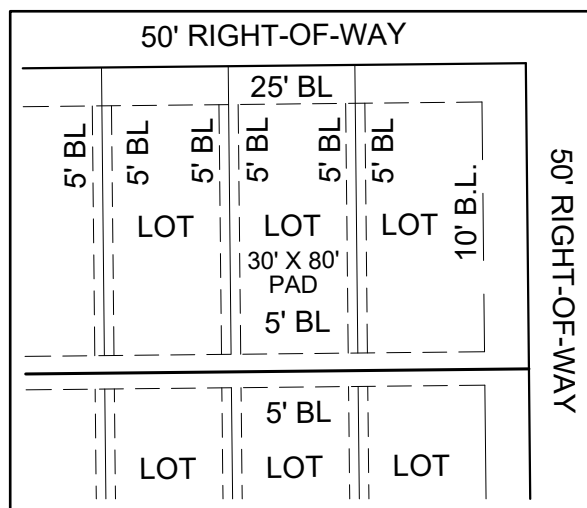
P.O.B.	POINT OF BEGINNING
IRS	IRON ROD SET
IRF	IRON ROD FOUND
OPRCCT	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VAM	VISIBILITY ACCESS & MAINTENANCE EASEMENT
PWME	PRIVATE WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE

NOTES

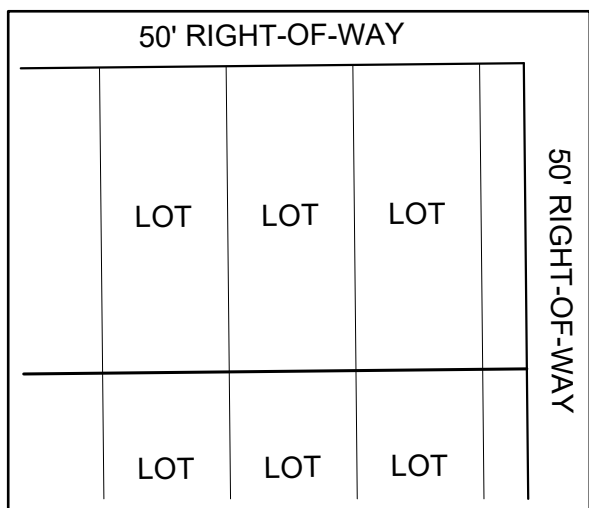
1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999874745355.
2. ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELOTON" SET, UNLESS NOTED OTHERWISE.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C01551 EFFECTIVE DATE JUNE 6, 2009.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. 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.



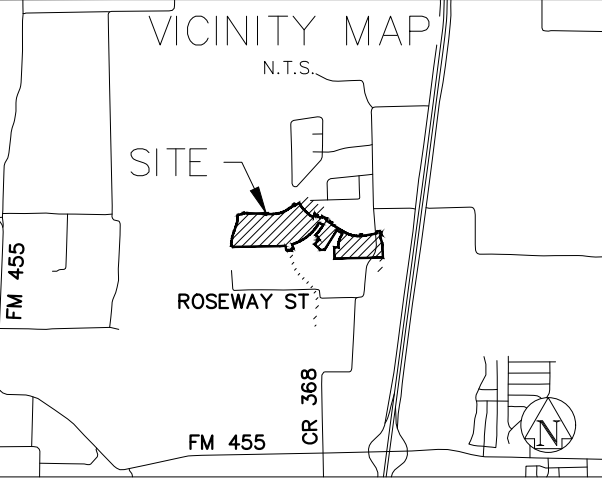
SF-60 BUILDING SETBACKS
50'X100' LOT
(TYP.) N.T.S.



SF-Z BUILDING SETBACKS
40'X110' LOT
(TYP.) N.T.S.



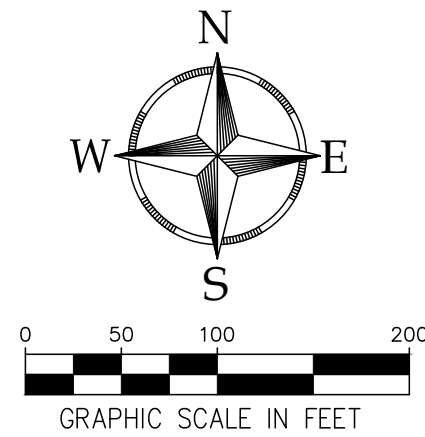
SF-TH BUILDING SETBACKS
25'X90' LOT
(TYP.) N.T.S.



- LEGEND**
- P.O.B. POINT OF BEGINNING
IRS IRON ROD SET
IRF IRON ROD FOUND
OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
VAM VISIBILITY ACCESS & MAINTENANCE EASEMENT
PWME PRIVATE WALL MAINTENANCE EASEMENT
◆ STREET NAME CHANGE

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999874745355.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- 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.

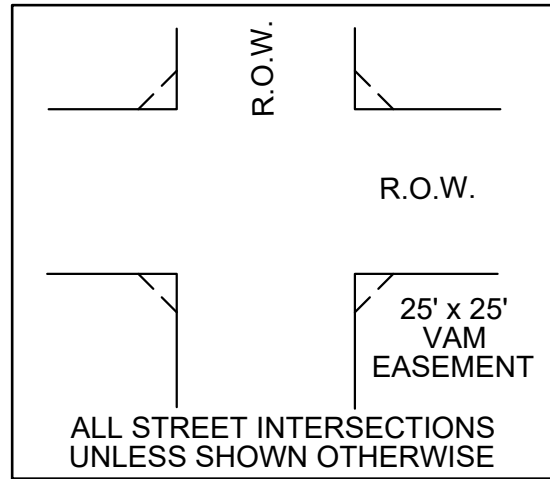
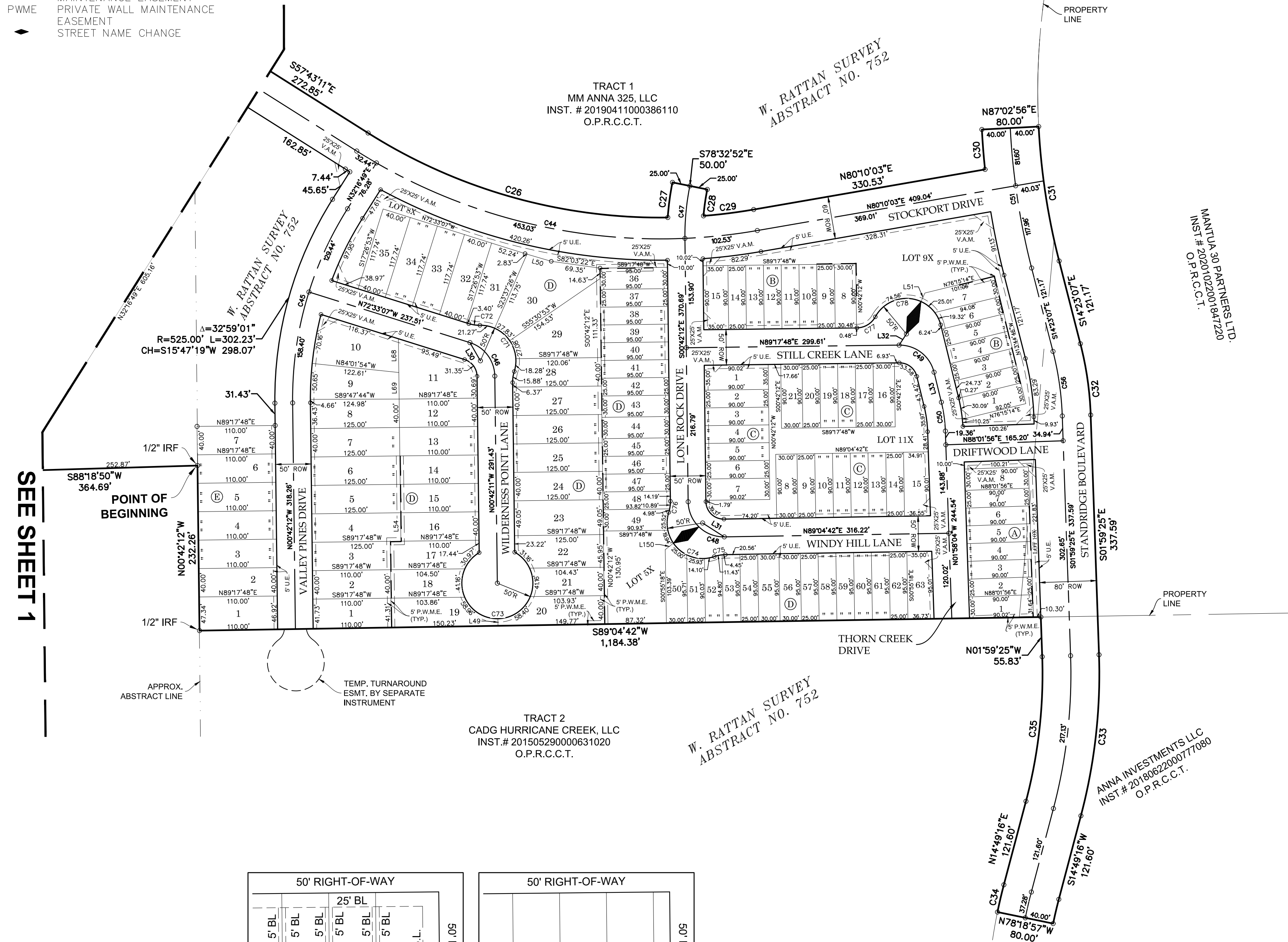


SEE SHEET 1

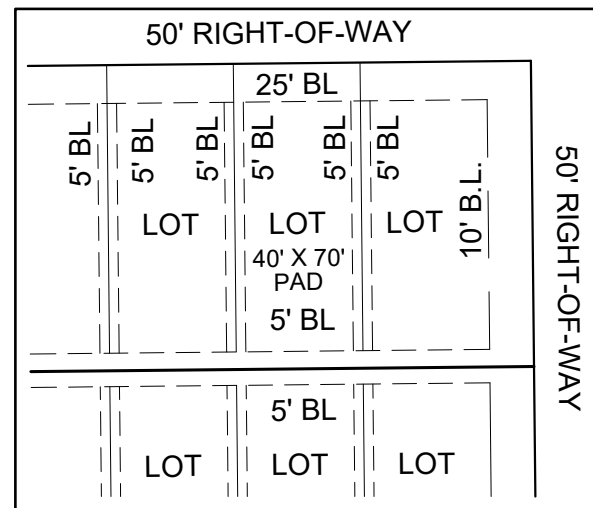
EXHIBIT A
PAGE 2 OF 4

TRACT 2
CADG HURRICANE CREEK, LLC
INST. # 201505290000631020
O.P.R.C.C.T.

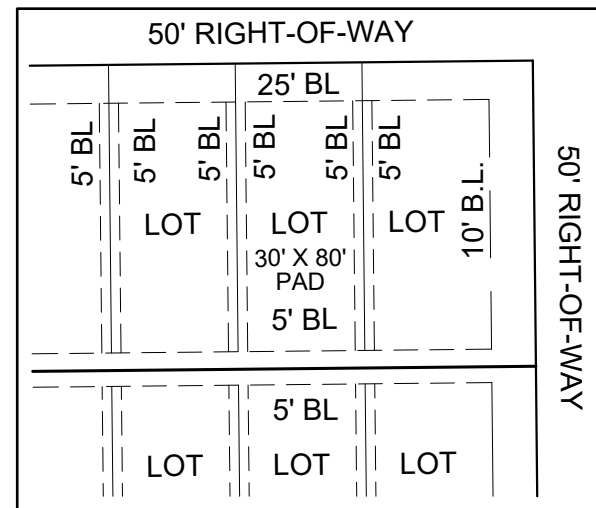
	SF-60	SF-Z	SF-TH
Maximum Height (feet)	35	35	35
Side Yard Interior (feet)	5	0/5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10	10
Rear Yard (feet) (d)	10	10	10
Front Yard (feet)	25	20	20
Lot Area (feet)	6,000	4,000	2,000 per unit
Min. lot width (feet)	50	40	20
Min. lot depth (feet) (e)	100	100	80
Max lot coverage (%)	55%	85%	70%
Building size (square feet)	1600	1200	900
Masonry (%)	60%	60%	60%



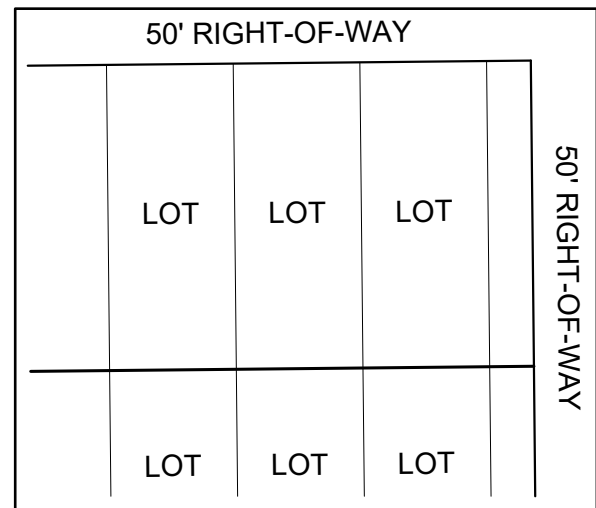
25'x25' VISIBILITY
ACCESS & MAINTENANCE
EASEMENT AT STREET INTERSECTIONS
(TYP.) N.T.S.



SF-60 BUILDING SETBACKS
50'X100' LOT
(TYP.) N.T.S.



SF-Z BUILDING SETBACKS
40'X110' LOT
(TYP.) N.T.S.



SF-TH BUILDING SETBACKS
25'X90' LOT
(TYP.) N.T.S.

**A FINAL PLAT OF
VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 1**

70.834 ACRES TOTAL
344 RESIDENTIAL LOTS,
13 NON-RESIDENTIAL LOTS
SITUATED IN THE

J. KINCADE SURVEY, ABSTRACT NO. 509,
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W. RATTAN SURVEY, ABSTRACT NO. 752:
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNERS
CADG HURRICANE CREEK,
LLC/MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

**A FINAL PLAT OF VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 1**

70.779 ACRES TOTAL, 344 RESIDENTIAL LOTS, 13 NON-RESIDENTIAL LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509,
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W. RATTAN SURVEY, ABSTRACT NO. 752:
CITY OF ANNA, COLLIN COUNTY, TEXAS

PELTON
LAND SOLUTIONS

11000 FRISCO ST., SUITE 400 FRISCO,
TX 76033 PH# 469-213-1800

SHEET

2

OF 4 SHEETS

Job #:	Revisions:
CEN18001	KSG
Drawn By:	CSR
Checked By:	9/27/2021
Date:	1" = 100'
Scale:	

LEGAL DESCRIPTION:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NUMBER 509, J. BOYLE SURVEY, ABSTRACT NUMBER 105, AND THE W. RATTAN SURVEY, ABSTRACT NUMBER 752, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS "TRACT 1" IN A DEED TO MM ANNA 325, LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NO. 20190411000386110 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING THE REMAINDER PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO BFB ANNA 40 ACRES, LLC, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20190412000390800 (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. KINCADE 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, THE J. BOYLE SURVEY, ABSTRACT NUMBER 105, 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 AND CADG HURRICANE CREEK, LLC RECORDED IN INSTRUMENT NUMBER 20150529000631020 TRACT 1 AND 2 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 SOUTH 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 20150529000631020 OF SAID O.P.R.C.C.T.;

THENCE S 88° 18' 50" W, 364.69 FEET FOLLOWING THE COMMON LINE OF SAID MM ANNA 325 TRACT AND SAID CADG HURRICANE CREEK TRACT 2 TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE DEPARTING THE SOUTH LINE OF SAID MM ANNA 325 TRACT OVER AND ACROSS SAID MM ANNA 325 AND SAID CADG HURRICANE CREEK TRACTS THE FOLLOWING BEARINGS AND DISTANCES:

N 45° 08' 58" W, 206.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 44° 51' 02" E, 132.59 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 71.14 FEET, THROUGH A CENTRAL ANGLE OF 81° 31' 33", HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD WHICH BEARS

N 20° 43' 12" E, 65.29 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 45° 55' 32" W, 123.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 329.56 FEET, THROUGH A CENTRAL ANGLE OF 14° 24' 50", HAVING A RADIUS OF 1310.00 FEET, AND A LONG CHORD WHICH BEARS

N 36° 13' 27" E, 328.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 60° 58' 59" W, 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 923.67 FEET, THROUGH A CENTRAL ANGLE OF 44° 28' 21", HAVING A RADIUS OF 1190.00 FEET, AND A LONG CHORD WHICH BEARS

S 51° 15' 12" W, 900.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 16° 30' 37" E, 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.21 FEET, THROUGH A CENTRAL ANGLE OF 01° 11' 24", HAVING A RADIUS OF 1310.00 FEET, AND A LONG CHORD WHICH BEARS

S 74° 05' 05" W, 27.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 31° 32' 06" W, 43.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 12° 15' 52" E, 79.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.30 FEET, THROUGH A CENTRAL ANGLE OF 03° 45' 41", HAVING A RADIUS OF 2000.00 FEET, AND A LONG CHORD WHICH BEARS

S 10° 23' 01" E, 131.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 08° 30' 11" E, 56.95 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 122.05 FEET, THROUGH A CENTRAL ANGLE OF 11° 39' 17", HAVING A RADIUS OF 600.00 FEET, AND A LONG CHORD WHICH BEARS

S 14° 19' 50" E, 121.84 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 310.75 FEET, THROUGH A CENTRAL ANGLE OF 26° 34' 25", HAVING A RADIUS OF 670.00 FEET, AND A LONG CHORD WHICH BEARS

S 33° 26' 41" E, 307.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 46° 43' 54" E, 306.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 748.78 FEET, THROUGH A CENTRAL ANGLE OF 58° 46' 11", HAVING A RADIUS OF 730.00 FEET, AND A LONG CHORD WHICH BEARS

S 17° 20' 48" E, 716.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 12° 02' 18" W, 192.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 111.87 FEET, THROUGH A CENTRAL ANGLE OF 12° 49' 11", HAVING A RADIUS OF 500.00 FEET, AND A LONG CHORD WHICH BEARS

S 05° 37' 43" W, 111.64 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 00° 46' 53" E, 38.33 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 59° 26' 54" W, 30.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 89° 13' 07" W, 46.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 06° 24' 31" E, 86.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 101.20 FEET, THROUGH A CENTRAL ANGLE OF 05° 37' 47", HAVING A RADIUS OF 1030.00 FEET, AND A LONG CHORD WHICH BEARS

N 09° 13' 24" E, 101.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 12° 02' 18" E, 184.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 687.24 FEET, THROUGH A CENTRAL ANGLE OF 58° 46' 11", HAVING A RADIUS OF 670.00 FEET, AND A LONG CHORD WHICH BEARS

N 17° 20' 48" W, 657.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 46° 43' 54" W, 306.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 417.32, THROUGH A CENTRAL ANGLE OF 32° 45' 15", HAVING A RADIUS OF 730.00 FEET, AND A LONG CHORD WHICH BEARS

N 30° 21' 16" W, 411.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 90.04 FEET, THROUGH A CENTRAL ANGLE OF 02° 34' 46", HAVING A RADIUS OF 2000.00 FEET, AND A LONG CHORD WHICH BEARS

N 15° 16' 02" W, 90.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 15° 21' 07" W, 84.12 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 41.07 FEET, THROUGH A CENTRAL ANGLE OF 01° 35' 05", HAVING A RADIUS OF 1485.00 FEET, AND A LONG CHORD WHICH BEARS

S 80° 02' 06" W, 41.07 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 09° 10' 22" W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 80° 04' 54" E, 37.35 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 12° 18' 05" W, 95.06 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 56° 03' 28" W, 43.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.21 FEET, THROUGH A CENTRAL ANGLE OF 01° 11' 26", HAVING A RADIUS OF 1310.00 FEET, AND A LONG CHORD WHICH BEARS

S 81° 23' 55" W, 27.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 08° 00' 22" W, 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.41 FEET, THROUGH A CENTRAL ANGLE OF 07° 05' 51", HAVING A RADIUS OF 1190.00 FEET, AND A LONG CHORD WHICH BEARS

S 85° 32' 34" W, 147.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 89° 05' 29" W, 1229.11 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 45° 54' 31" W, 42.43 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 00° 54' 31" W, 48.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 139.73 FEET, THROUGH A CENTRAL ANGLE OF 12° 07' 49", HAVING A RADIUS OF 660.00 FEET, AND A LONG CHORD WHICH BEARS

N 05° 09' 24" E, 139.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 11° 13' 18" E, 45.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 101.09 FEET, THROUGH A CENTRAL ANGLE OF 07° 14' 23", HAVING A RADIUS OF 800.00 FEET, AND A LONG CHORD WHICH BEARS

N 14° 50' 30" E, 101.02 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 20° 08' 12" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 21° 08' 00" E, 138.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 304.73 FEET, THROUGH A CENTRAL ANGLE OF 27° 42' 51", HAVING A RADIUS OF 630.00 FEET, AND A LONG CHORD WHICH BEARS

N 07° 16' 34" E, 301.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 83° 25' 09" E, 130.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 32.75 FEET, THROUGH A CENTRAL ANGLE OF 02° 28' 08", HAVING A RADIUS OF 760.00 FEET, AND A LONG CHORD WHICH BEARS

N 07° 48' 55" W, 32.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 80° 57' 01" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 01° 24' 53", HAVING A RADIUS OF 810.00 FEET, AND A LONG CHORD WHICH BEARS

S 08° 20' 32" E, 20.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 83° 35' 40" E, 67.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 87° 45' 57" E, 468.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 87° 55' 48" E, 10.60 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 01° 44' 03" E, 20.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 88° 15' 57" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 01° 44' 03" W, 23.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 89° 15' 16" E, 160.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 84° 17' 59" E, 91.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 81° 10' 42" E, 54.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 75° 20' 06" E, 60.71 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 70° 47' 30" E, 41.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 66° 36' 18" E, 49.56 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 61° 16' 50" E, 59.24 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 56° 58' 45" E, 50.71 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 55° 47' 22" E, 49.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 58° 06' 52" E, 47.94 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 57° 16' 20" E, 66.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.90 FEET, THROUGH A CENTRAL ANGLE OF 01° 34' 15", HAVING A RADIUS OF 1200.00 FEET, AND A LONG CHORD WHICH BEARS

N 28° 47' 28" W, 32.90 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 61° 59' 39" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 45.86 FEET, THROUGH A CENTRAL ANGLE OF 02° 17' 04", HAVING A RADIUS OF 1150.00 FEET, AND A LONG CHORD WHICH BEARS

S 29° 08' 53" E, 45.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 59° 42' 35" E, 120.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 434.20 FEET, THROUGH A CENTRAL ANGLE OF 24° 08' 52", HAVING A RADIUS OF 1030.00 FEET, AND A LONG CHORD WHICH BEARS

S 42° 21' 09" E, 430.90 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 54° 25' 35" E, 89.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 24° 51' 49" E, 70.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 64° 05' 47" E, 100.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 65° 13' 30" E, 75.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 69° 45' 54" E, 42.43 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 24° 45' 54" E, 22.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 65° 14' 06" E, 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 24° 45' 54" W, 23.65 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 19° 10' 53" E, 43.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.46 FEET, THROUGH A CENTRAL ANGLE OF 05° 31' 37", HAVING A RADIUS OF 1000.00 FEET, AND A LONG CHORD WHICH BEARS

S 59° 58' 35" E, 96.43 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 24° 45' 54" E, 31.64 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 58° 13' 31" E, 50.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 24° 45' 54" W, 33.83 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 55° 20' 20" E, 104.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 57° 43' 11" E, 272.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 444.37 FEET, THROUGH A CENTRAL ANGLE OF 07° 37' 35", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS

N 07° 38' 20" E, 49.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 78° 32' 52" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 37.57 FEET, THROUGH A CENTRAL ANGLE OF 06° 37' 24", HAVING A RADIUS OF 325.00 FEET, AND A LONG CHORD WHICH BEARS

S 08° 08' 26" W, 37.55 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 71.20 FEET, THROUGH A CENTRAL ANGLE OF 05° 17' 53", HAVING A RADIUS OF 770.00 FEET, AND A LONG CHORD WHICH BEARS

N 82° 48' 59" E, 71.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 80° 10' 03" E, 330.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.36 FEET, THROUGH A CENTRAL ANGLE OF 03° 06' 19", HAVING A RADIUS OF 1040.00 FEET, AND A LONG CHORD WHICH BEARS

N 04° 30' 13" W, 56.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 87° 02' 56" E, 80.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET IN THE WEST LINE OF A TRACT OF LAND TO MANTUA 30 PARTNERS, LTD RECORDED IN INSTRUMENT NUMBER

20201022001847220 OF SAID O.P.R.C.C.T. AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH THE WEST LINE OF SAID MANTUA TRACT THE FOLLOWING BEARINGS AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 46.75 FEET, THROUGH A CENTRAL ANGLE

OF 02° 47' 24", HAVING A RADIUS OF 960.00 FEET, AND A LONG CHORD WHICH BEARS

S 04° 20' 46" E, 46.74 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 80° 10' 03" E, 38.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 09° 49' 57" E, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 80° 10' 03" W, 40.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 84.77 FEET, THROUGH A CENTRAL ANGLE OF 05° 03' 35", HAVING A RADIUS OF 960.00 FEET, AND A LONG CHORD WHICH BEARS

S 13° 51' 19" E, 84.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 14° 23' 07" E, 121.17 FEET TO A 5/8 INCH IRON ROD WITH CAP

Parcel Table	
Parcel	Area
BLOCK A, LOT 1	2774 SF
BLOCK A, LOT 2	2250 SF
BLOCK A, LOT 3	2250 SF
BLOCK A, LOT 4	2250 SF
BLOCK A, LOT 5	2250 SF
BLOCK A, LOT 6	2250 SF
BLOCK A, LOT 7	2250 SF
BLOCK A, LOT 8	2700 SF
BLOCK AA, LOT 1	8432 SF
BLOCK AA, LOT 2	8165 SF
BLOCK AA, LOT 3	10198 SF
BLOCK AA, LOT 4	9253 SF
BLOCK AA, LOT 5	6812 SF
BLOCK AA, LOT 6	5980 SF
BLOCK AA, LOT 7	5980 SF
BLOCK AA, LOT 8	5980 SF
BLOCK AA, LOT 9	5750 SF
BLOCK AA, LOT 10	5750 SF
BLOCK AA, LOT 11	5750 SF
BLOCK AA, LOT 12	5750 SF
BLOCK AA, LOT 13	5750 SF
BLOCK AA, LOT 14	5750 SF
BLOCK AA, LOT 15	5750 SF
BLOCK AA, LOT 16	5750 SF
BLOCK AA, LOT 17	5750 SF
BLOCK AA, LOT 18	5750 SF
BLOCK AA, LOT 19	5750 SF
BLOCK AA, LOT 20	5750 SF
BLOCK AA, LOT 21	5750 SF
BLOCK AA, LOT 22	5750 SF
BLOCK AA, LOT 23	5750 SF
BLOCK AA, LOT 24	5750 SF
BLOCK AA, LOT 25	5826 SF
BLOCK AA, LOT 26	5910 SF
BLOCK AA, LOT 27	5910 SF
BLOCK B, LOT 1	2721 SF

Parcel Table	
Parcel	Area
BLOCK B, LOT 2	2250 SF
BLOCK B, LOT 3	2250 SF
BLOCK B, LOT 4	2250 SF
BLOCK B, LOT 5	2250 SF
BLOCK B, LOT 6	2276 SF
BLOCK B, LOT 7	3060 SF
BLOCK B, LOT 8	2700 SF
BLOCK B, LOT 9	2250 SF
BLOCK B, LOT 9X	30115 SF
BLOCK B, LOT 10	2250 SF
BLOCK B, LOT 11	2250 SF
BLOCK B, LOT 12	2250 SF
BLOCK B, LOT 13	2250 SF
BLOCK B, LOT 14	2250 SF
BLOCK B, LOT 15	3150 SF
BLOCK BB, LOT 1	6758 SF
BLOCK BB, LOT 2	6000 SF
BLOCK BB, LOT 3	6137 SF
BLOCK BB, LOT 4	6378 SF
BLOCK BB, LOT 5	6378 SF
BLOCK BB, LOT 6	6378 SF
BLOCK BB, LOT 7	6378 SF
BLOCK BB, LOT 8	6378 SF
BLOCK C, LOT 1	3151 SF
BLOCK C, LOT 2	2250 SF
BLOCK C, LOT 3	2250 SF
BLOCK C, LOT 4	2250 SF
BLOCK C, LOT 5	2250 SF
BLOCK C, LOT 6	2250 SF
BLOCK C, LOT 7	2701 SF
BLOCK C, LOT 8	2700 SF
BLOCK C, LOT 9	2250 SF
BLOCK C, LOT 10	2250 SF
BLOCK C, LOT 11	2250 SF
BLOCK C, LOT 11X	15998 SF
BLOCK C, LOT 12	2250 SF

Parcel Table	
Parcel	Area
BLOCK C, LOT 13	2250 SF
BLOCK C, LOT 14	2250 SF
BLOCK C, LOT 15	3216 SF
BLOCK C, LOT 16	2700 SF
BLOCK C, LOT 17	2250 SF
BLOCK C, LOT 18	2250 SF
BLOCK C, LOT 19	2250 SF
BLOCK C, LOT 20	2250 SF
BLOCK C, LOT 21	2700 SF
BLOCK D, LOT 2	4400 SF
BLOCK D, LOT 3	4400 SF
BLOCK D, LOT 4	5000 SF
BLOCK D, LOT 5	5000 SF
BLOCK D, LOT 6	5000 SF
BLOCK D, LOT 7	5000 SF
BLOCK D, LOT 8	5068 SF
BLOCK D, LOT 8X	9419 SF
BLOCK D, LOT 9	5457 SF
BLOCK D, LOT 10	6924 SF
BLOCK D, LOT 11	7291 SF
BLOCK D, LOT 12	4400 SF
BLOCK D, LOT 13	4400 SF
BLOCK D, LOT 14	4400 SF
BLOCK D, LOT 15	4400 SF
BLOCK D, LOT 16	4400 SF
BLOCK D, LOT 17	4720 SF
BLOCK D, LOT 18	4055 SF
BLOCK D, LOT 21	4055 SF
BLOCK D, LOT 22	5461 SF
BLOCK D, LOT 23	6131 SF
BLOCK D, LOT 24	5000 SF
BLOCK D, LOT 25	5000 SF
BLOCK D, LOT 26	5000 SF
BLOCK D, LOT 27	5000 SF
BLOCK D, LOT 28	4910 SF
BLOCK D, LOT 29	8642 SF

Parcel Table	
Parcel	Area
BLOCK D, LOT 30	8721 SF
BLOCK D, LOT 31	5297 SF
BLOCK D, LOT 32	4710 SF
BLOCK D, LOT 33	4710 SF
BLOCK D, LOT 34	4710 SF
BLOCK D, LOT 35	4710 SF
BLOCK D, LOT 36	2850 SF
BLOCK D, LOT 37	2375 SF
BLOCK D, LOT 38	2375 SF
BLOCK D, LOT 39	2375 SF
BLOCK D, LOT 40	2375 SF
BLOCK D, LOT 41	2375 SF
BLOCK D, LOT 42	2375 SF
BLOCK D, LOT 43	2850 SF
BLOCK D, LOT 44	2850 SF
BLOCK D, LOT 45	2375 SF
BLOCK D, LOT 46	2375 SF
BLOCK D, LOT 47	2375 SF
BLOCK D, LOT 48	2371 SF
BLOCK D, LOT 49	2731 SF
BLOCK E, LOT 2	4400 SF
BLOCK E, LOT 3	4400 SF
BLOCK E, LOT 4	4400 SF
BLOCK E, LOT 5	4400 SF
BLOCK E, LOT 6	4400 SF
BLOCK E, LOT 7	4400 SF
BLOCK II, LOT 1	6500 SF
BLOCK II, LOT 2	5500 SF
BLOCK II, LOT 3	5500 SF
BLOCK II, LOT 4	5500 SF
BLOCK II, LOT 5	5500 SF
BLOCK II, LOT 6	5679 SF
BLOCK II, LOT 7	5817 SF
BLOCK II, LOT 8	6495 SF
BLOCK II, LOT 9	7032 SF
BLOCK II, LOT 10	6511 SF

Parcel Table	
Parcel	Area
BLOCK II, LOT 11	5767 SF
BLOCK II, LOT 12	5713 SF
BLOCK II, LOT 13	5538 SF
BLOCK II, LOT 14	5500 SF
BLOCK II, LOT 15	5500 SF
BLOCK II, LOT 16	5500 SF
BLOCK II, LOT 17	5500 SF
BLOCK II, LOT 18	6500 SF
BLOCK K, LOT 1	4630 SF
BLOCK K, LOT 2	4630 SF
BLOCK K, LOT 3	4630 SF
BLOCK K, LOT 4	4630 SF
BLOCK K, LOT 5	4630 SF
BLOCK K, LOT 6	4630 SF
BLOCK K, LOT 7	4630 SF
BLOCK K, LOT 8	4630 SF
BLOCK K, LOT 15	5856 SF
BLOCK K, LOT 16	5480 SF
BLOCK K, LOT 17	5817 SF
BLOCK K, LOT 18	5866 SF
BLOCK K, LOT 19	6672 SF
BLOCK K, LOT 20	7804 SF
BLOCK K, LOT 21	6158 SF
BLOCK K, LOT 22	5341 SF
BLOCK K, LOT 23	5575 SF
BLOCK K, LOT 24	5595 SF
BLOCK K, LOT 25	5360 SF
BLOCK K, LOT 26	6175 SF
BLOCK K, LOT 27	7579 SF
BLOCK S, LOT 1	5910 SF
BLOCK S, LOT 2	5910 SF
BLOCK S, LOT 3	5910 SF
BLOCK S, LOT 4	5910 SF
BLOCK S, LOT 5	5910 SF
BLOCK S, LOT 6	5910 SF
BLOCK S, LOT 7	5910 SF

Parcel Table	
Parcel	Area
BLOCK S, LOT 8	5910 SF
BLOCK S, LOT 9	5910 SF
BLOCK S, LOT 10	5910 SF
BLOCK S, LOT 11	5910 SF
BLOCK S, LOT 12	5910 SF
BLOCK S, LOT 13	5910 SF
BLOCK S, LOT 14	5910 SF
BLOCK S, LOT 15	5912 SF
BLOCK S, LOT 16	5911 SF
BLOCK S, LOT 17	5911 SF
BLOCK T, LOT 1	7177 SF
BLOCK T, LOT 2	5776 SF
BLOCK T, LOT 3	5776 SF
BLOCK T, LOT 4	5776 SF
BLOCK T, LOT 5	5776 SF
BLOCK T, LOT 6	5776 SF
BLOCK T, LOT 7	5776 SF
BLOCK T, LOT 8	5776 SF
BLOCK T, LOT 9	5776 SF
BLOCK T, LOT 10	5776 SF
BLOCK T, LOT 11	5776 SF
BLOCK T, LOT 12	7524 SF
BLOCK T, LOT 13	6366 SF
BLOCK T, LOT 14	5827 SF
BLOCK T, LOT 15	5895 SF
BLOCK T, LOT 16	5951 SF
BLOCK T, LOT 17	5995 SF
BLOCK T, LOT 18	6027 SF
BLOCK T, LOT 19	6046 SF
BLOCK T, LOT 20	6052 SF
BLOCK T, LOT 21	6046 SF
BLOCK T, LOT 22	6027 SF
BLOCK T, LOT 23	6770 SF
BLOCK U, LOT 1	6600 SF
BLOCK U, LOT 2	5500 SF
BLOCK U, LOT 3	5782 SF

Parcel Table	
Parcel	Area
BLOCK U, LOT 4	6011 SF
BLOCK U, LOT 5	6100 SF
BLOCK U, LOT 6	6174 SF
BLOCK U, LOT 7	6233 SF
BLOCK U, LOT 8	6270 SF
BLOCK U, LOT 9	6291 SF
BLOCK U, LOT 10	6299 SF
BLOCK U, LOT 11	6294 SF
BLOCK U, LOT 12	6273 SF
BLOCK U, LOT 13	6234 SF
BLOCK U, LOT 14	6155 SF
BLOCK U, LOT 15	6457 SF
BLOCK U, LOT 16	9253 SF
BLOCK U, LOT 17	6042 SF
BLOCK U, LOT 18	6226 SF
BLOCK U, LOT 19	6567 SF
BLOCK U, LOT 20	6575 SF
BLOCK U, LOT 21	6539 SF
BLOCK U, LOT 22	6467 SF
BLOCK U, LOT 23	6370 SF
BLOCK U, LOT 24	6254 SF
BLOCK U, LOT 25	6111 SF
BLOCK U, LOT 26	5945 SF
BLOCK U, LOT 27	5787 SF
BLOCK U, LOT 28	6971 SF
BLOCK V, LOT 1	7958 SF
BLOCK V, LOT 2	5878 SF
BLOCK V, LOT 3	5996 SF
BLOCK V, LOT 4	6575 SF
BLOCK V, LOT 5	6854 SF
BLOCK V, LOT 6	6906 SF
BLOCK V, LOT 7	6944 SF
BLOCK V, LOT 8	6974 SF
BLOCK V, LOT 9	6960 SF
BLOCK V, LOT 10	6912 SF
BLOCK V, LOT 11	6175 SF

Parcel Table	
Parcel	Area
BLOCK V, LOT 12	6004 SF
BLOCK V, LOT 13	6011 SF
BLOCK V, LOT 14	7548 SF
BLOCK W, LOT 1	7114 SF
BLOCK W, LOT 2	5502 SF
BLOCK W, LOT 3	5721 SF
BLOCK W, LOT 4	5749 SF
BLOCK W, LOT 5	5750 SF
BLOCK W, LOT 6	5750 SF
BLOCK W, LOT 7	5751 SF
BLOCK W, LOT 8	5745 SF
BLOCK W, LOT 9	5752 SF
BLOCK W, LOT 10	5753 SF
BLOCK X, LOT 1	8392 SF
BLOCK X, LOT 2	6449 SF
BLOCK X, LOT 3	6447 SF
BLOCK X, LOT 4	6448 SF
BLOCK X, LOT 5	6448 SF
BLOCK X, LOT 6	6448 SF
BLOCK X, LOT 7	6448 SF
BLOCK X, LOT 8	6448 SF
BLOCK X, LOT 9	6200 SF
BLOCK X, LOT 10	6861 SF
BLOCK Y, LOT 1	6972 SF
BLOCK Y, LOT 2	7861 SF
BLOCK Y, LOT 3	6580 SF
BLOCK Y, LOT 4	6362 SF
BLOCK Y, LOT 5	6287 SF
BLOCK Y, LOT 6	6211 SF
BLOCK Y, LOT 7	6136 SF
BLOCK Y, LOT 8	6060 SF
BLOCK Y, LOT 9	5985 SF
BLOCK Y, LOT 10	5909 SF
BLOCK Y, LOT 11	5834 SF
BLOCK Y, LOT 12	5750 SF
BLOCK Y, LOT 13	5628 SF

Parcel Table	
Parcel	Area
BLOCK Y, LOT 14	5697 SF
BLOCK Y, LOT 15	5998 SF
BLOCK Y, LOT 16	5837 SF
BLOCK Y, LOT 17	6144 SF
BLOCK Y, LOT 18	5977 SF
BLOCK Y, LOT 19	6289 SF
BLOCK Y, LOT 20	6364 SF
BLOCK Y, LOT 21	6147 SF
BLOCK Y, LOT 22	7056 SF
BLOCK Y, LOT 23X	30182 SF
BLOCK Z, LOT 1	10359 SF
BLOCK Z, LOT 2	6183 SF
BLOCK Z, LOT 3	5915 SF
BLOCK Z, LOT 4	5819 SF
BLOCK Z, LOT 5	5819 SF
BLOCK Z, LOT 6	5819 SF
BLOCK Z, LOT 7	5819 SF
BLOCK Z, LOT 8	5819 SF
BLOCK Z, LOT 9	5819 SF
BLOCK Z, LOT 10	5819 SF
BLOCK Z, LOT 11	5919 SF
BLOCK Z, LOT 12	6600 SF
BLOCK Z, LOT 13	6050 SF
BLOCK Z, LOT 14	5500 SF
BLOCK Z, LOT 15	5720 SF
BLOCK Z, LOT 16	5500 SF
BLOCK Z, LOT 17	5720 SF
BLOCK Z, LOT 18	5500 SF
BLOCK Z, LOT 19	5720 SF
BLOCK Z, LOT 20	5500 SF
BLOCK Z, LOT 21	5823 SF
BLOCK Z, LOT 22	6076 SF
BLOCK Z, LOT 23	6444 SF
BLOCK Z, LOT 24	7213 SF

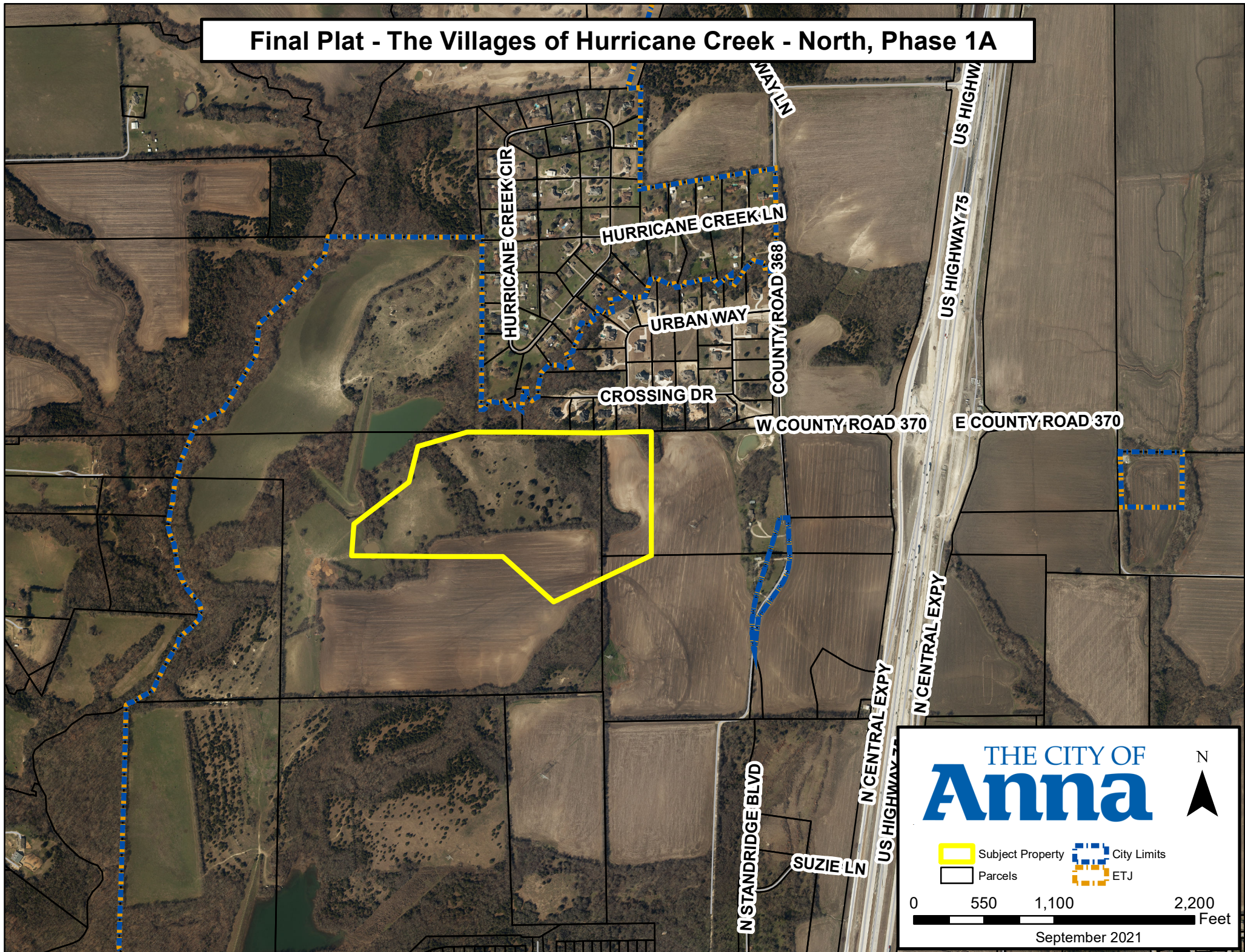
EXHIBIT A
PAGE 4 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	S31°32'06"W	43.31'
L2	S00°46'53"E	38.33'
L3	S59°26'54"W	30.01'
L4	S89°13'07"W	46.62'
L5	N80°04'54"E	37.35'
L6	N12°18'05"W	95.06'
L7	N45°54'51"W	42.43'
L8	N00°54'31"W	48.75'
L9	S87°55'48"E	10.60'
L10	N89°15'16"E	160.00'
L11	N84°17'59"E	91.31'
L12	N81°10'42"E	54.72'
L13	N75°20'06"E	60.71'
L14	N70°47'30"E	41.34'
L15	N66°36'18"E	49.56'
L16	N61°16'50"E	59.24'
L17	N56°58'45"E	50.71'
L18	N55°47'22"E	49.81'
L19	N58°06'52"E	47.94'
L20	N57°16'20"E	66.93'
L21	N24°51'49"E	70.52'
L22	N69°45'54"E	42.43'
L23	N24°45'54"E	22.77'
L24	S24°45'54"W	23.65'
L25	S19°10'53"E	43.20'
L26	N24°45'54"E	31.64'
L27	S24°45'54"W	33.83'
L28	S24°45'54"W	57.74'
L29	N10°59'33"W	35.29'
L30	S29°56'00"E	29.54'

LINE TABLE		
NO.	BEARING	LENGTH
L31	N57°19'57"W	36.15'
L32	N33°16'07"E	18.75'
L33	S13°44'46"E	43.42'
L34	N55°43'12"W	43.38'
L35	N68°52'00"W	58.11'
L36	S41°04'51"W	65.85'
L37	N24°45'54"E	92.77'
L38	N31°38'34"W	49.50'
L39	N34°22'16"W	49.52'
L40	N37°05'59"W	49.52'
L41	N39°49'41"W	49.52'
L42	N42°33'23"W	49.52'
L43	N45°17'05"W	49.52'
L44	N48°00'47"W	49.52'
L45	N50°44'29"W	49.52'
L46	N53°26'22"W	49.67'
L47	N54°25'35"W	49.90'
L48	S81°50'53"W	58.60'
L49	S00°55'18"E	10.00'
L50	N73°38'50"W	35.54'
L51	N24°16'16"E	13.22'
L52	S87°16'49"W	11.04'
L53	S22°43'11"E	11.04'
L54	N00°42'12"W	200.00'
L55	S42°33'58"W	40.17'
L56	S40°50'12"W	40.00'
L57	S39°06'25"W	40.00'
L58	S37°22'38"W	40.00'
L59	S35°38'51"W	40.00'
L60	S33°55'04"W	40.00'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S32°11'17"W	40.00'
L62	S30°27'30"W	40.00'
L63	S28°43'44"W	40.00'
L64	S72°04'29"W	42.53'
L65	S12°15'52"E	100.08'
L66	S51°04'47"E	65.40'
L67	S57°43'11"E	138.90'
L68	N00°42'12"W	47.50'
L69	N00°42'12"W	37.37'
L70	S69°27'49"E	65.01'
L71	S84°31'58"E	53.36'
L72	S86°59'47"E	53.02'
L73	N89°05'29"E	18.48'
L74	N89°05'29"E	34.42'
L75	N89°05'29"E	52.00'
L76	S88°11'35"W	51.36'
L77	S85°19'49"W	55.43'
L78	S81°50'54"W	63.73'
L79	N29°36'57"E	54.14'
L80	N32°15'22"E	54.14'
L81	N34°53'48"E	54.15'
L82	N37°32'48"E	54.36'
L83	N40°10'37"E	53.90'
L84	N42°49'01"E	54.13'
L85	N45°27'24"E	54.13'
L86	N48°05'48"E	54.13'
L87	N50°44'12"E	54.13'
L88	N53°22'35"E	54.13'
L89	N56°00'59"E	54.13'
L90	N58°39'22"E	54.13'

Final Plat - The Villages of Hurricane Creek - North, Phase 1A



THE CITY OF
Anna

Legend:

- Subject Property
- City Limits
- Parcels
- ETJ

Scale: 0 550 1,100 2,200 Feet

September 2021

CITY OF ANNA
Planning & Zoning Commission
October 4, 2021

Final Plat: Villages of Hurricane Creek - North, Phase 1A

Applicant: MM Anna 325, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1A Final Plat.

SUMMARY:

155 single-family residential lots and 5 common area lots on 40.3± acres located at the northeast corner of Rosamond Drive and Stockport Drive. Zoned Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, SF-Z Single-Family Residence District – Zero Lot Line Homes, and Single-Family Townhome District (PD-SF-84/SF-72/SF-60/SF-Z/SF-TH) (Ord. No. 932-2021).

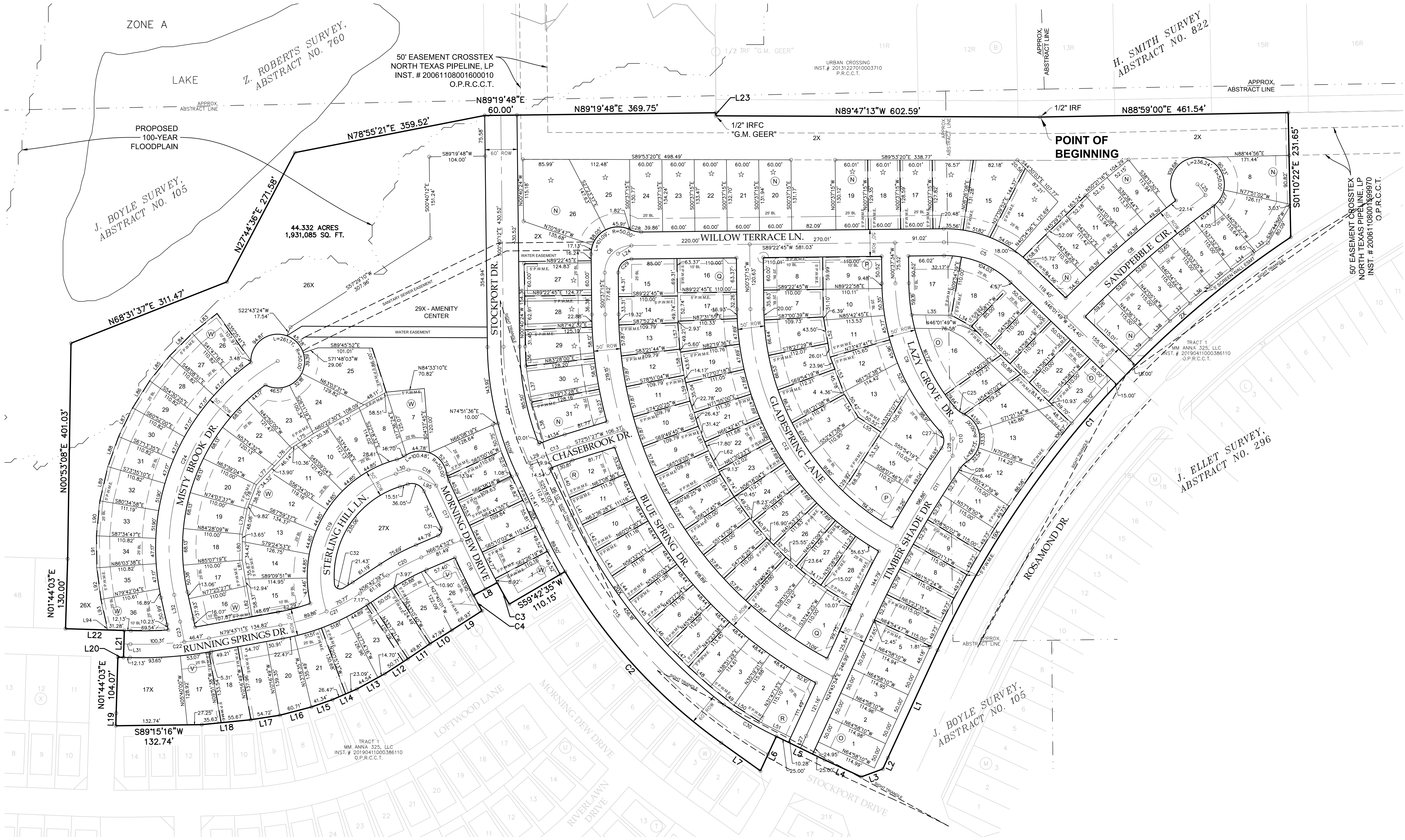
The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family residential development.

RECOMMENDATION:

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

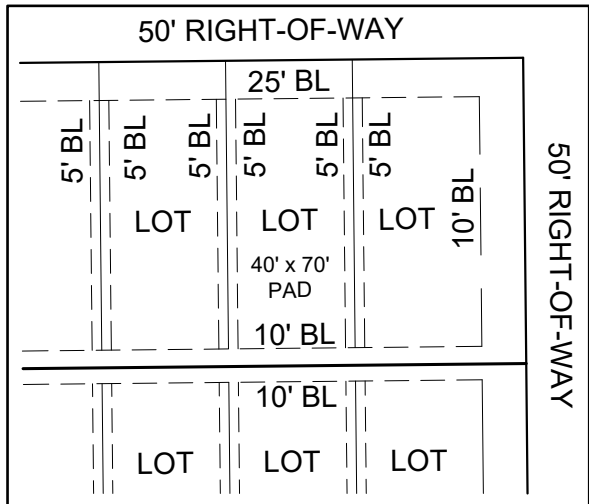
ATTACHMENTS:

Locator
Exhibit



P.O.B.	POINT OF BEGINNING
IRS	IRON ROD SET
IRF	IRON ROD FOUND
OPRCCT	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VAM	VEHICULAR ACCESS & MAINTENANCE EASEMENT
PWME	WALL MAINTENANCE EASEMENT
☆	= SF-72 LOT

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NORTH ZONE 17. THE BEARINGS ARE TO BE MEASURED AT DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.9998747735.
2. ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELOTON" SET, UNLESS NOTED OTHERWISE.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO FLOODING AND ELEVATION DETERMINED ACCORDING TO FEMA FIRM PANEL MAP NUMBER 1980S01501 EFFECTIVE DATE JUNE 6, 2009).
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OR WALLS OF ANY KIND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



SF-60 BUILDING SETBACKS
50' x 120' LOT
(TYP.) N.T.S.

EXHIBIT A
PAGE 1 OF 2

OWNER
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

FINAL PLAT OF
VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 1A

44.332 ACRES TOTAL
149 RESIDENTIAL LOTS,
9 COMMON AREA LOTS
SITUATED IN THE
J. ELLET SURVEY, ABSTRACT NO. 296,
& J. BOYLE SURVEY, ABSTRACT NO. 105;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Job #:	CEN18001	Revisions:
Drawn By:	KSG	
Checked By:	CSR	
Date:	9/27/2021	
Scale:	1" = 100'	

A FINAL PLAT OF VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 1A

155 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
SITUATED IN THE J. ELLET SURVEY, ABSTRACT NO. 296,
& J. BOYLE SURVEY, ABSTRACT NO. 105;
CITY OF ANNA, COLLIN COUNTY, TEXAS



PELTON
LAND SOLUTIONS

SHEET

1

OF 2 SHEETS

LEGAL DESCRIPTION:
BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. ELLET SURVEY, ABSTRACT NUMBER 296, AND THE J. BOYLE SURVEY, ABSTRACT NUMBER 105, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO MM ANNA 325, LLC, 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 IN THE SOUTH LINE OF URBAN CROSSING, AN ADDITION TO COLLIN COUNTY, TEXAS, RECORD IN INSTRUMENT NUMBER 20131227010003710 OF SAID O.P.R.C.C.T.
THENCE N 88°59'00" E, WITH THE SOUTH LINER OF SAID URBAN CROSSING, 461.54 FEET;
THENCE LEAVING SAID SOUTH LINE, OVER AND ACROSS SAID MM ANNA 325 TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
N 88° 59' 00" E, 461.54 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 01° 10' 22" E, 231.65 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET AND BEING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1,023.35 FEET, THROUGH A CENTRAL ANGLE OF 31° 31' 24", HAVING A RADIUS OF 1,860.00 FEET, AND A LONG CHORD WHICH BEARS S 40° 31' 36" W, 1,010.49 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 24° 45' 54" W, 220.34 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 24° 45' 54" W, 22.77 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 69° 45' 54" W, 42.43 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 65° 13' 30" W, 75.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 64° 05' 47" W, 100.01 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 24° 51' 49" W, 70.52 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 54° 25' 35" W, 89.54 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 434.10 FEET, THROUGH A CENTRAL ANGLE OF 24° 08' 52", HAVING A RADIUS OF 1,030.00 FEET, AND A LONG CHORD WHICH BEARS N 29° 08' 53" W, 45.85 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 61° 59' 39" W, 50.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 32.90 FEET, THROUGH A CENTRAL ANGLE OF 01° 34' 15", HAVING A RADIUS OF 1200.00 FEET, AND A LONG CHORD WHICH BEARS S 28° 47' 28" E, 32.90 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 57° 16' 20" W, 66.93 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 58° 06' 52" W, 47.94 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 55° 47' 22" W, 49.81 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 56° 58' 45" W, 50.71 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 61° 16' 50" W, 59.24 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 66° 36' 18" W, 49.56 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 70° 47' 30" W, 41.34 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 75° 20' 06" W, 60.71 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 81° 10' 42" W, 54.72 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 84° 17' 59" W, 91.31 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 89° 15' 16" W, 160.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 01° 44' 03" E, 23.48 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 01° 44' 03" E, 104.07 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
S 88° 15' 57" E, 10.50 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 01° 44' 03" E, 50.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 88° 15' 57" W, 109.33 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 01° 44' 03" E, 130.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 00° 53' 08" E, 401.03 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 68° 31' 37" E, 311.47 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 27° 44' 36" E, 271.58 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 78° 55' 21" E, 359.52 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 89° 19' 48" E, 60.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET;
N 89° 19' 48" E, 369.75 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "PELTON" SET IN THE WEST LINE OF SAID URBAN CROSSING;
S 00° 05' 05" E, 5.70 FEET TO A 1/2 INCH IRON ROND FOUND STAMPED "G.M. GEER" FOUND;
THENCE S 89° 47' 13" E, 602.59 FEET TO THE POINT OF BEGINNING CONTAINING 1,931,085 SQUARE FEET OR 44.332 ACRES OF LAND MORE OR LESS.

NOTES:
1. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS.
2. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF COLLIN COUNTY AS SHOWN WITHIN THE LIMITS INDICATED HEREON, UNLESS OTHERWISE NOTED.
3. SIDEWALKS WILL BE PROVIDED PURSUANT TO THE CITY OF ANNA DEVELOPMENT STANDARDS.
4. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009.
5. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
6. SELLING A PORTION OF THIS PLAT BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLINGS OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUALS OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
9. NEITHER COLLIN COUNTY NOR CITY OF ANNA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
10. NEITHER COLLIN COUNTY NOR CITY OF ANNA WILL BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
11. ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
12. LOT CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET OR AN "X" CUT SET IN CONCRETE, UNLESS OTHERWISE NOTED. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
13. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
14. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALL IS LOCATED.
15. SCREENING WALLS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND A 5-FOOT WALL MAINTENANCE EASEMENT PROVIDED ON LOTS BACKING.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT CADG HURRICANE CREEK, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS VILLAGES OF HURRICANE CREEK – NORTH, PHASE 1A, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT, AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.
BY: CADG HURRICANE CREEK, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES STEPHEN RAMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA, TEXAS.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document!" 22 TAC 663.18C
Charles Stephen Ramsey, RPLS 6718
Date: 9/27/2021

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6718

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES STEPHEN RAMSEY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

LINE TABLE		
NO.	BEARING	LENGTH
L1	S24°45'54"W	220.34'
L2	S24°45'54"W	22.77'
L3	S69°45'54"W	42.43'
L4	N65°13'30"W	75.00'
L5	N64°05'47"W	50.02'
L6	S24°51'49"W	70.52'
L7	N54°25'35"W	89.54'
L8	S61°59'39"W	50.00'
L9	S57°16'20"W	66.93'
L10	S58°06'52"W	47.94'
L11	S55°47'22"W	49.81'
L12	S56°58'45"W	50.71'
L13	S61°16'50"W	44.54'
L14	S66°36'18"W	26.47'
L15	S70°47'30"W	41.34'
L16	S75°20'06"W	60.71'
L17	S81°10'42"W	54.72'
L18	S84°17'59"W	55.67'
L19	N01°44'03"E	23.48'
L20	S88°15'57"E	10.50'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N01°44'03"E	50.00'
L22	N88°15'57"W	78.06'
L23	S00°05'05"E	5.70'
L24	N58°24'55"E	29.15'
L25	S36°15'54"E	25.00'
L27	N24°45'54"E	25.12'
L28	S01°11'45"W	31.78'
L29	N67°01'31"E	27.95'
L30	N72°23'36"E	24.80'
L31	S88°15'57"E	12.13'
L32	N12°34'33"W	50.99'
L34	N61°15'11"W	42.46'
L35	N89°18'45"W	73.13'
L36	N02°44'34"W	36.11'
L37	N08°41'18"W	67.60'
L38	N17°02'20"W	77.89'
L40	N21°42'25"W	63.47'
L41	N25°03'01"W	55.31'
L42	N28°09'36"W	55.29'
L43	N31°41'45"W	55.29'

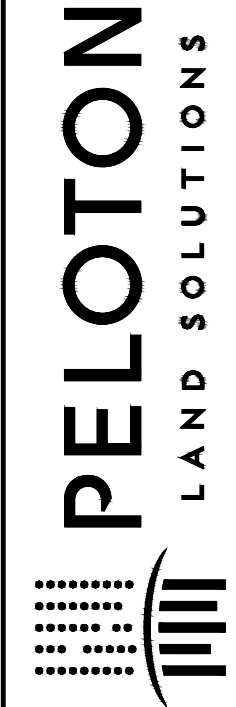
LINE TABLE		
NO.	BEARING	LENGTH
L44	N35°05'50"W	55.30'
L45	N38°15'08"W	55.32'
L46	N41°33'20"W	55.36'
L47	N44°51'41"W	55.41'
L48	N48°10'16"W	55.48'
L49	N51°36'06"W	55.56'
L50	N57°15'16"W	55.56'
L51	N63°34'37"W	65.99'
L52	S09°42'06"W	75.90'
L53	S20°41'02"E	74.10'
L54	S31°08'04"E	50.42'
L55	S56°50'10"E	50.52'
L57	N04°22'56"W	49.21'
L58	N08°53'36"W	49.21'
L59	N13°24'16"W	49.21'
L60	N17°54'55"W	49.21'
L61	N22°25'35"W	49.21'
L62	N26°56'15"W	40.08'
L64	N31°26'55"W	49.20'
L65	N35°57'35"W	49.20'

LINE TABLE		
NO.	BEARING	LENGTH
L67	N40°44'45"W	40.97'
L69	N45°20'38"W	32.30'
L70	N49°01'48"W	25.55'
L72	N53°05'42"W	34.17'
L74	N58°17'22"W	53.85'
L75	S56°42'16"W	48.67'
L76	S43°37'36"W	46.14'
L77	S43°37'36"W	48.22'
L78	N52°08'39"W	48.08'
L79	S10°44'07"W	48.08'
L80	S00°19'35"W	48.08'
L81	S09°45'36"E	48.61'
L82	S10°16'49"E	58.37'
L83	N51°23'31"E	59.44'
L84	N45°01'57"E	59.44'
L85	N38°40'22"E	59.44'
L86	N32°18'47"E	59.44'
L87	N25°57'12"E	59.44'
L88	N19°35'38"E	59.44'
L89	N13°14'03"E	65.42'

LINE TABLE		
NO.	BEARING	LENGTH
L90	N05°36'01"E	65.42'
L91	N00°45'34"W	59.44'
L92	N07°19'48"W	59.43'
L93	N12°34'33"W	48.38'
L94	N12°08'11"W	9.70'
L95	S64°48'13"E	33.02'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°26'05"	1860.00'	598.45'	S33°58'56"W	595.87'
C2	24°08'48"	1030.00'	434.08'	N42°21'11"W	430.88'
C3	2°17'04"	1150.00'	45.85'	N29°08'53"W	45.85'
C4	1°34'15"	1200.00'	32.90'	S28°47'28"E	32.90'
C5	44°35'27"	200.00'	155.65'	N68°19'32"W	151.75'
C6	90°00'00"	50.00'	78.54'	S44°22'45"W	70.71'
C7	63°10'45"	760.00'	838.04'	S32°12'38"E	796.22'
C8	9°47'54"	2015.00'	344.59'	S48°52'08"W	344.17'
C9	41°48'47"	389.59'	284.32'	N21°31'39"W	278.05'
C10	76°54'49"	50.00'	67.12'	N03°58'37"W	62.19'
C11	9°42'53"	2015.00'	341.65'	N29°37'20"E	341.24'
C12	60°31'32"	500.00'	528.18'	S30°53'01"E	503.97'
C13	5°49'56"	500.00'	50.90'	S69°56'29"W	50.87'
C14	24°37'41"	540.00'	232.11'	S12°59'14"E	230.33'
C15	33°53'54"	1000.00'	591.64'	S42°15'01"E	583.04'
C16	3°26'14"	1682.15'	100.91'	S25°54'58"E	100.90'
C17	0°02'34"	150197.85'	111.98'	S24°59'44"E	111.98'
C18	69°05'20"	52.33'	63.10'	S60°22'09"E	59.35'
C19	91°26'22"	200.00'	319.18'	N26°40'25"E	286.37'
C20	10°12'13"	400.00'	71.23'	N61°48'45"E	71.14'
C21	23°00'32"	400.00'	160.63'	N68°12'55"E	159.56'
C22	12°00'51"	700.00'	146.78'	N85°43'37"E	146.51'
C23	2°12'27"	1000.00'	38.53'	N11°28'20"W	38.52'
C24	72°54'02"	400.00'	508.94'	N23°52'28"E	475.30'
C25	25°27'48"	50.00'	22.22'	N52°43'22"W	22.04'
C26	22°42'33"	50.00'	19.82'	N45°29'42"E	19.69'
C27	76°54'48"	25.00'	33.56'	N03°58'38"W	31.10'
C28	23°45'11"	50.00'	20.73'	N78°44'40"W	20.58'
C29	90°00'00"	25.00'	39.27'	S44°22'45"W	35.36'
C30	13°00'11"	501.87'	113.90'	S58°45'35"E	113.65'
C31	91°43'59"	10.50'	16.81'	N21°02'52"E	15.07'
C32	115°27'04"	10.50'	21.16'	S62°17'26"E	17.76'

A FINAL PLAT OF VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 1A
44.332 ACRES TOTAL
155 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
SITUATED IN THE J. ELLET SURVEY, ABSTRACT NO. 296,
& J. BOYLE SURVEY, ABSTRACT NO. 105;
CITY OF ANNA, COLLIN COUNTY, TEXAS



SHEET

2

OF 2 SHEETS

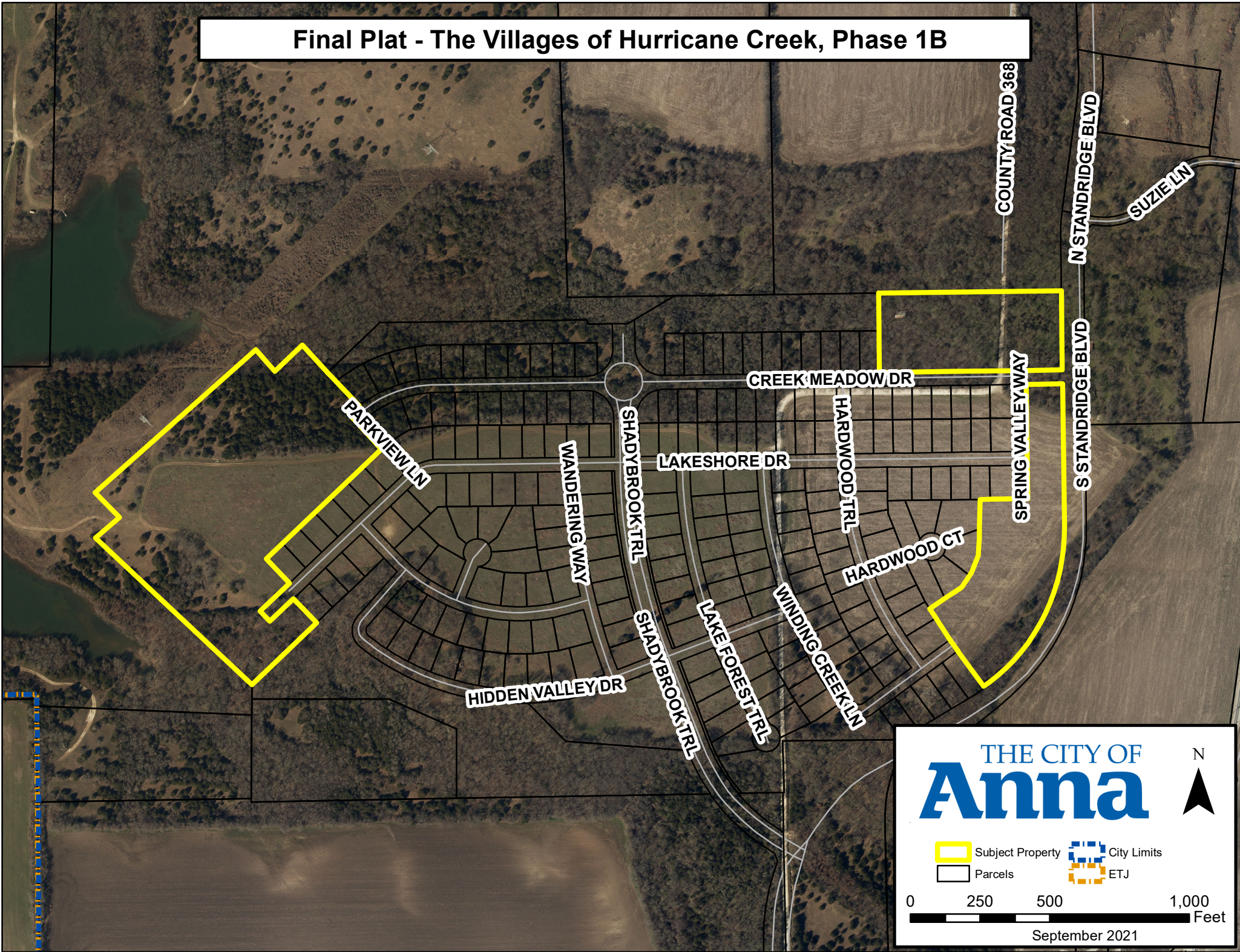
A FINAL PLAT OF
VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 1A

OWNER
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

44.332 ACRES TOTAL
149 RESIDENTIAL LOTS,
9 COMMON AREA LOTS
SITUATED IN THE
J. ELLET SURVEY, ABSTRACT NO. 296,
& J. BOYLE SURVEY, ABSTRACT NO. 105;
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A
PAGE 2 OF 2

Final Plat - The Villages of Hurricane Creek, Phase 1B



THE CITY OF
Anna



Subject Property
Parcels

City Limits
ETJ

0 250 500 1,000 Feet

September 2021

CITY OF ANNA
Planning & Zoning Commission
October 4, 2021

Final Plat: The Villages of Hurricane Creek, Phase 1B

Applicant: CADG Hurricane Creek, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B Final Plat.

SUMMARY:

68 single-family residential lots and 4 common area lots on 23.2± acres located at the north and southwest corner of S. Standridge Boulevard and Creek Meadow Drive and on the north and south side of Lakeshore Drive, 575± feet west of Parkview Lane. Zoned Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line Homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020).

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

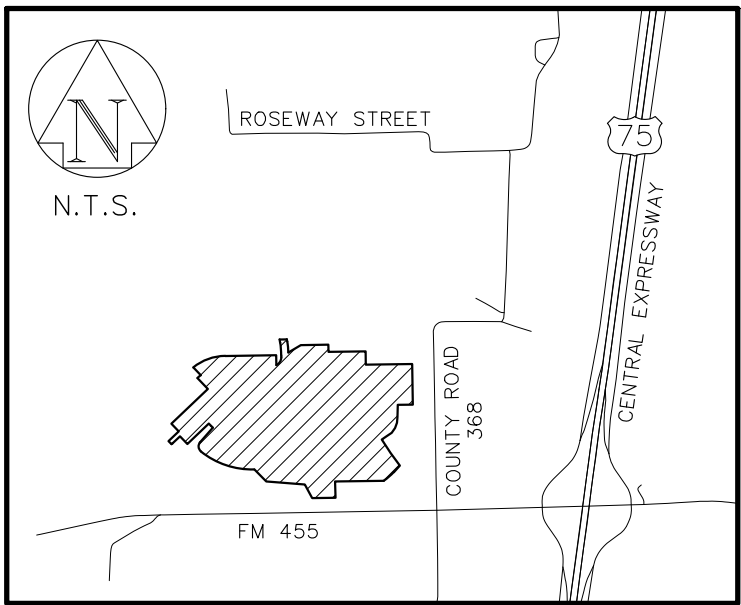
RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

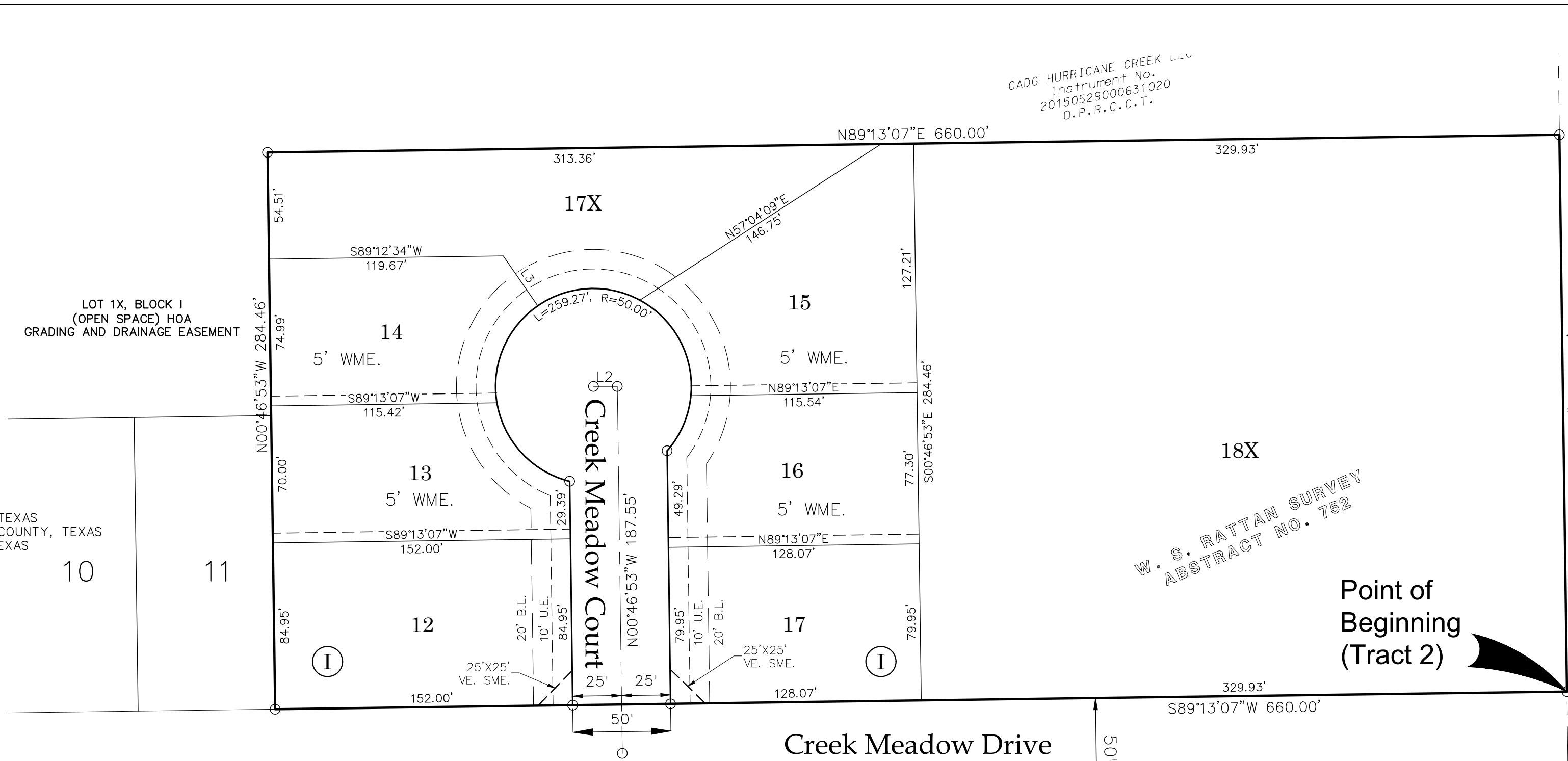
DWG. NAME: J:\JOB\GEN13023\HURRICANE CREEK\SUR\GEN13023.PAB.DWG
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Vicinity Map

- LEGEND**
- B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - VE. VISIBILITY EASEMENT
 - W.M.E. WALL MAINTENANCE EASEMENT
 - IRF. IRON ROD FOUND
 - ESMT. EASEMENT SIDEWALK MAINTENANCE EASEMENT
 - SME. TYPICAL
 - C.R.C.C.T. COURT RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - STREET NAME CHANGE SYMBOL

LOT 1X, BLOCK I
(OPEN SPACE) HOA
GRADING AND DRAINAGE EASEMENT



Creek Meadow Drive

Standridge Blvd

W. S. RATTAN SURVEY
ABSTRACT NO. 782

Point of
Beginning
(Tract 2)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	54°30'06"	425.00'	404.27'	N26°28'10"E	389.20'
C2	54°55'55"	700.00'	671.12'	S26°43'05"W	645.71'
C5	90°00'19"	50.00'	78.54'	S88°41'20"E	70.71'
C6	90°00'00"	50.00'	78.54'	N01°18'49"E	70.71'
C7	90°00'00"	50.00'	78.54'	S88°41'11"E	70.71'
C8	25°30'22"	20.00'	8.90'	N56°26'13"W	8.83'
C9	7°03'07"	50.00'	6.15'	S65°39'35"E	6.15'
C10	13°00'40"	50.00'	11.35'	S65°18'42"W	11.33'
C11	25°30'22"	20.00'	8.90'	N59°03'52"E	8.83'
C12	89°59'52"	75.00'	117.81'	N88°41'11"W	106.07'
C13	90°00'00"	25.00'	39.27'	N88°41'11"W	35.36'
C14	5°54'13"	465.00'	47.91'	S49°15'49"W	47.89'
C15	90°00'00"	25.00'	39.27'	N88°41'11"W	35.36'
C16	122°40'26"	50.00'	107.05'	S01°33'11"E	87.75'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N53°43'13"E	1.72'
L2	S89°59'32"W	12.20'
L3	N34°38'26"W	31.04'
L4	N43°41'11"W	16.00'
L5	S46°18'49"W	2.17'
L6	S15°33'21"E	36.79'

BLOCK B			
LOT	AREA	AREA (AC)	
6	11385	0.26	
7	11635	0.27	
8	11738	0.27	
9	12969	0.30	
10	11034	0.25	
11	9187	0.21	
12	9161	0.21	
13	8750	0.20	
14	8750	0.20	
15	8750	0.20	
16	8750	0.20	
17	8750	0.20	
18	8750	0.20	
19	10006	0.23	

BLOCK C			
LOT	AREA	AREA (AC)	
21	8504	0.20	
22	8864	0.20	
23	9745	0.22	
24	9614	0.22	
25	9692	0.22	
26	9785	0.22	
27	9533	0.22	

BLOCK I			
LOT	AREA	AREA (AC)	
12	12918	0.30	
13	9596	0.22	
14	9234	0.21	
15	12142	0.28	
16	9674	0.22	
17	10245	0.24	

BLOCK M			
LOT	AREA	AREA (AC)	
5	9610	0.22	
6	9600	0.22	
7	9600	0.22	
8	9600	0.22	
9	9600	0.22	
10	9600	0.22	
11	9576	0.22	

BLOCK N			
LOT	AREA	AREA (AC)	
8	9601	0.22	
9	10666	0.24	
10	10800	0.25	
11	9600	0.22	
12	9600	0.22	
13	9600	0.22	
14	9600	0.22	
15	9600	0.22	
16	9600	0.22	
17	9600	0.22	
18	10800	0.25	

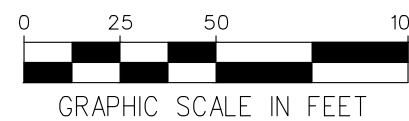
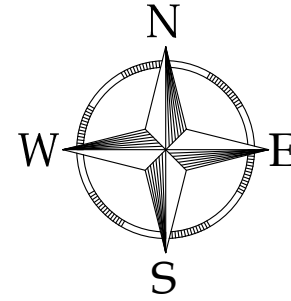
BLOCK Q			
LOT	AREA	AREA (AC)	
1	10800	0.25	
2	9600	0.22	
3	9600	0.22	
4	9600	0.22	
5	9600	0.22	
6	9600	0.22	
7	9600	0.22	
8	9600	0.22	
9	10800	0.25	
10	12000	0.28	
11	10800	0.25	
12	10800	0.25	
13	10800	0.25	
14	10800	0.25	
15	10800	0.25	
16	10800	0.25	
17	11866	0.27	

BLOCK R			
LOT	AREA	AREA (AC)	
1	10751	0.25	
2	10800	0.25	
3	10800	0.25	
4	10800	0.25	
5	10800	0.25	
6	10800	0.25	

OPEN AREAS			
LOT	AREA	AREA (AC)	
11X	32203	0.74	
17X	16408	0.38	
18X	93866	2.15	
19X	7681	0.18	

EXHIBIT A

PAGE 1 OF 3



NOTES:

- ALL PROPERTY CORNERS ARE 5/8" IRON RODS WITH YELLOW CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
- ALL COMMON AREAS AND OPEN SPACES TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALL IS LOCATED.
- SCREENING WALLS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND A 5-FOOT WALL MAINTENANCE EASEMENT PROVIDED ON LOTS BACKING.
- THE SUBJECT PROPERTY IS DEPICTED WITHIN ZONE "A" AND ZONE "X". ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48085001553, REVISED JUNE 02, 2009, ZONE "A," DEFINED AS THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD AREA HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL FLOOD CHANCE, AND "ZONE "X," DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
- NO APPURTENANCES BETWEEN 2.5' & 10' VAM EASEMENTS

R.O.W. DEDICATION
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
O.P.R.C.C.T.

Standridge Blvd
(CALLED 80 FOOT PUBLIC ROW)

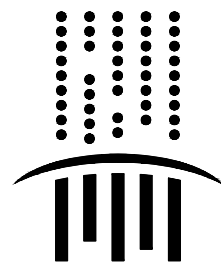
OWNER
CADG Hurricane Creek, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

SURVEYOR
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Stephen Ramsey

ENGINEER
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Marc Paquette

A Final Plat of
The Villages of Hurricane Creek
Phase 1B
68 Residential Lots and 4 Common Area Lots
Totaling 23.184 Acres

SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, AND THE W. S. RATTAN SURVEY, ABSTRACT NO. 752, CITY OF ANNA, COLLIN COUNTY, TEXAS

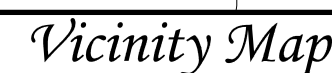


PELOTON
LAND SOLUTIONS

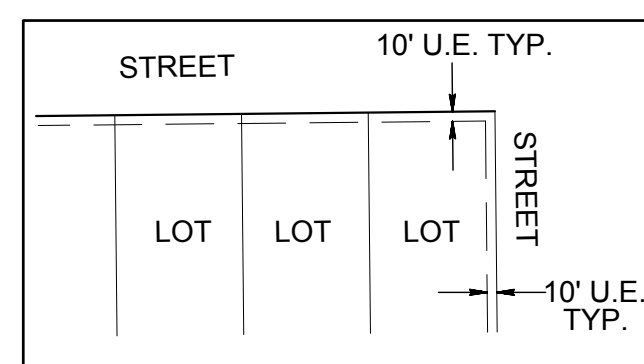
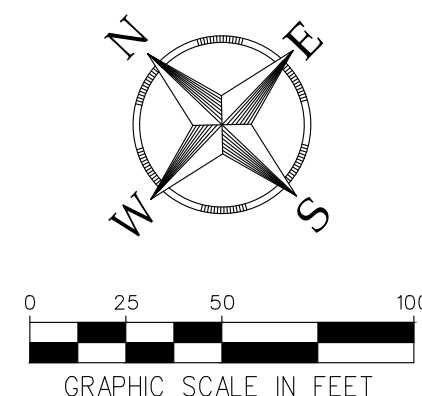
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH # 469-213-1800

JOB# CEN13023.1B September 27, 2021 PAGE 1 OF 3



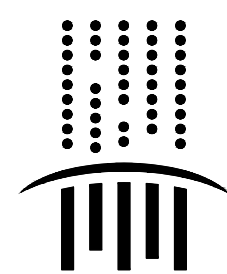
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
VE.	VISIBILITY EASEMENT
W.	WALL MAINTENANCE EASEMENT
IRF	IRON ROD FOUND
ESMT.	EASEMENT
SME.	SIDEWALK MAINTENANCE EASEMENT
TYP.	TYPICAL
C.R.C.C.T.	COURT RECORDS, COLLIN COUNTY, TEXAS
O.F.R.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
▲	STREET NAME CHANGE SYMBOL



10' UE TYPICAL DETAIL

LAND USE TABLE	
LAND USE	ACREAGE
RESIDENTIAL	15.782
RIGHT-OF-WAY	3.952
PRIVATE OPEN SPACE	1.30
FIRE STATION	2.15
TOTAL	23.184

LOT TABULATION		
BLOCK	RESIDENTIAL LOTS	OTHER
B	14	1 OPEN SPACE
C	7	
I	6	2 OPEN SPACES (1 SPACE IS FOR FUTURE FIRE STATION)
M	7	1 OPEN SPACE
N	11	
Q	17	
R	6	
TOTAL	68	4



PELOTON
LAND SOLUTIONS

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH.# 469-213-1800

JOB# CEN13023.1B September 27, 2021 PAGE 2 OF 3

OWNER
CADG Hurricane Creek, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

SURVEYOR
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Stephen Ramsey

ENGINEER
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Marc Paquette

15' D.E.
Instrument N
20201007001734
O.P.R.C.C.T.

APPROXIMATE LOCATION OF 100 YEAR
FLOODPLAIN DIGITIZED FROM
FEMA MAP NO. 4805C0155J
DATED JUNE 2, 2009.

(ZONE A)

A Final Plat of
The Villages of Hurricane Creek
Phase 1B

68 Residential Lots and 4 Common Area Lots
Totaling 23.184 Acres

SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, AND THE W. S. RATTAN SURVEY, ABSTRACT NO. 752, CITY OF ANNA, COLLIN COUNTY, TEXAS

DWG NAME: J:\JOB\CEN13023\HURRICANE_CREEK\SUR\CEN13023_PAB.DWG
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TRACT 1
BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE W. RATTAN SURVEY, ABSTRACT NUMBER 752, COLLIN COUNTY, TEXAS, AND BEING A REMAINDER OF THAT TRACT OF LAND REFERRED TO AS TRACT 2 IN DEED TO CADG HURRICANE CREEK LLC RECORDED IN INSTRUMENT NUMBER 20150529000631020 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE WEST LINE OF SAID TRACT 2 TO CADG HURRICANE CREEK LLC AND BEING THE MOST EASTERLY SOUTHEAST CORNER OF THE VILLAGES OF HURRICANE CREEK PHASE 1 RECORDED IN INSTRUMENT NUMBER 20201015010003920 OF SAID (O.P.R.C.C.T.):
THENCE FOLLOWING THE EAST PROPERTY LINE OF SAID VILLAGES OF HURRICANE CREEK THE FOLLOWING BEARINGS AND DISTANCES:

N 36° 16' 46" W, 163.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 53° 43' 13" E, 1.72 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 36° 16' 47" W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 33° 07' 12" W, 131.90 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 55° 11' 09" E, 70.72 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 56° 29' 24" E, 66.49 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 34° 31' 32" E, 64.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 20° 40' 36" E, 64.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 03° 56' 49" E, 63.28 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 01° 32' 35" E, 138.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 89° 13' 07" E, 170.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 00° 46' 53" W, 410.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 89° 13' 17" E, 135.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE EAST LINE OF SAID TRACT 2 REMAINDER:
THENCE S 00° 46' 53" E, 513.50 FEET TO A 1/2 INCH IRON ROD FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT:
THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 671.12 FEET, THROUGH A CENTRAL ANGLE OF 54° 55' 55", HAVING A RADIUS OF 700.00 FEET, AND A LONG CHORD WHICH BEARS S 26° 43' 05" W, 645.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 251,919 SQUARE FEET OR 5.783 ACRES OF LAND MORE OR LESS.

TRACT 2
BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE W. RATTAN SURVEY, ABSTRACT NUMBER 752, COLLIN COUNTY, TEXAS, AND BEING A REMAINDER OF THAT TRACT OF LAND REFERRED TO AS TRACT 2 IN DEED TO CADG HURRICANE CREEK LLC RECORDED IN INSTRUMENT NUMBER 20150529000631020 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE WEST LINE OF SAID TRACT 2 AND THE MOST EASTERLY NORTHEAST CORNER OF THE VILLAGES OF HURRICANE CREEK PHASE 1 RECORDED IN INSTRUMENT NUMBER 20201015010003920 OF SAID (O.P.R.C.C.T.):
THENCE S 89° 13' 07" W, 660.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
THENCE N 00° 46' 53" W, 284.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
THENCE N 89° 13' 07" E, 660.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST LINE OF SAID TRACT 2 REMAINDER:
THENCE S 00° 46' 53" E, 284.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 187,743 SQUARE FEET OR 4.310 ACRES OF LAND MORE OR LESS.

TRACT 3
BEING THAT CERTAIN TRACT OF LAND SITUATED IN J. BOYLE SURVEY, ABSTRACT NUMBER 105, COLLIN COUNTY, TEXAS, AND BEING A REMAINDER OF THAT TRACT OF LAND REFERRED TO AS TRACT 1 IN DEED TO CADG HURRICANE CREEK LLC RECORDED IN INSTRUMENT NUMBER 20150529000631020 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND FOR SOUTHWEST CORNER OF BLOCK M, LOT 4 OF THE VILLAGES OF HURRICANE CREEK PHASE 1 RECORDED IN INSTRUMENT NUMBER 20201015010003920 OF SAID O.P.R.C.C.T.):
THENCE S 46° 18' 49" W, 250.44 FEET WITH THE WEST LINE OF HURRICANE CREEK PHASE 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
THENCE DEPARTING SAID WEST LINE OVER AND ACROSS SAID TRACT 1 THE FOLLOWING BEARINGS AND DISTANCES:
N 43° 41' 11" W, 55.84 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 86° 55' 45" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 63° 16' 55" W, 153.10 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 43° 41' 11" W, 480.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 46° 18' 49" E, 115.13 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT:
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 105.54 FEET, THROUGH A CENTRAL ANGLE OF 122° 40' 26", HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD WHICH BEARS N 01° 33' 11" W, 87.75 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 43° 40' 57" W, 113.93 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 46° 18' 49" E, 540.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
S 43° 40' 57" E, 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
N 46° 18' 49" E, 171.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT:
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 117.81 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 52", HAVING A RADIUS OF 75.00 FEET, AND A LONG CHORD WHICH BEARS S 88° 41' 11" E, 106.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:
S 43° 41' 11" E, 217.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE WEST LINE OF SAID HURRICANE CREEK PHASE 1 AND BEING THE SOUTHWEST CORNER OF BLOCK P, LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT:
THENCE FOLLOWING THE WEST LINE OF SAID HURRICANE CREEK PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES:
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 47.91 FEET, THROUGH A CENTRAL ANGLE OF 05° 54' 13", HAVING A RADIUS OF 465.00 FEET, AND A LONG CHORD WHICH BEARS S 49° 15' 49" W, 47.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
S 46° 18' 49" W, 2.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
S 43° 41' 11" E, 170.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
S 46° 18' 49" W, 570.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
S 43° 41' 11" E, 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
S 46° 18' 49" W, 145.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
N 46° 18' 49" E, 117.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:
THENCE S 43° 41' 11" E, 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 570,244 SQUARE FEET OR 13.091 ACRES OF LAND MORE OR LESS.

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, BLOCK B LOTS 6-19 AND 19X, BLOCK C LOTS 21-27, BLOCK I LOTS 12-17, 17X AND 18X, BLOCK M LOTS 5-11 AND 11X, BLOCK N LOTS 8-18, BLOCK Q LOTS 1-17, BLOCK R LOTS 1-8, THE VILLAGES OF HURRICANE CREEK, PHASE 1B, 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: CADG HURRICANE CREEK, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." TAC 22.138.33a
Charles Stephen Ramsey, RPLS 6718
Date: 9/27/2021

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6718

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES STEPHEN RAMSEY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

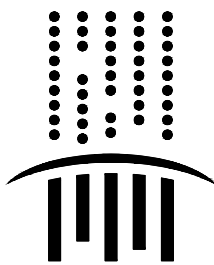
OWNER
CADG Hurricane Creek, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

SURVEYOR
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Stephen Ramsey

ENGINEER
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Marc Paquette

A Final Plat of
The Villages of Hurricane Creek
Phase 1B
68 Residential Lots and 4 Common Area Lots
Totaling 23.184 Acres

SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, AND THE W. S. RATTAN SURVEY, ABSTRACT NO. 752, CITY OF ANNA, COLLIN COUNTY, TEXAS



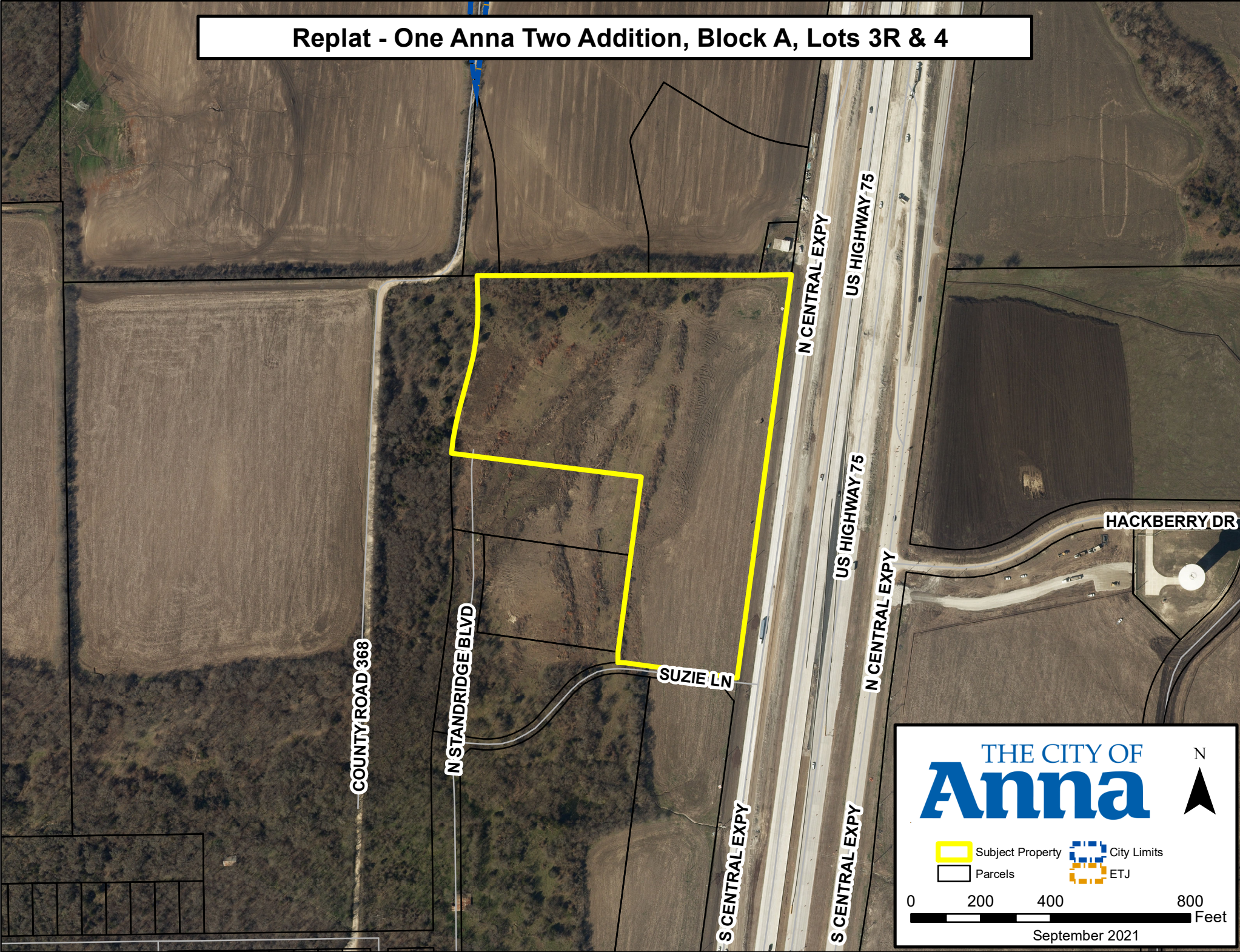
PELTON
LAND SOLUTIONS

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH.# 469-213-1800

JOB# CEN13023.1B September 27, 2021 PAGE 3 OF 3

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



CITY OF ANNA

Planning & Zoning Commission

October 4, 2021

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, Replat.

SUMMARY:

Medical Office and vacant lot on two lots on 14.7± acres located on the east side of Standridge Boulevard, 276± feet north of Suzie Lane. Zoned: Planned Development-Restricted Commercial (PD-C-1) (Ord. No. 846-2020).

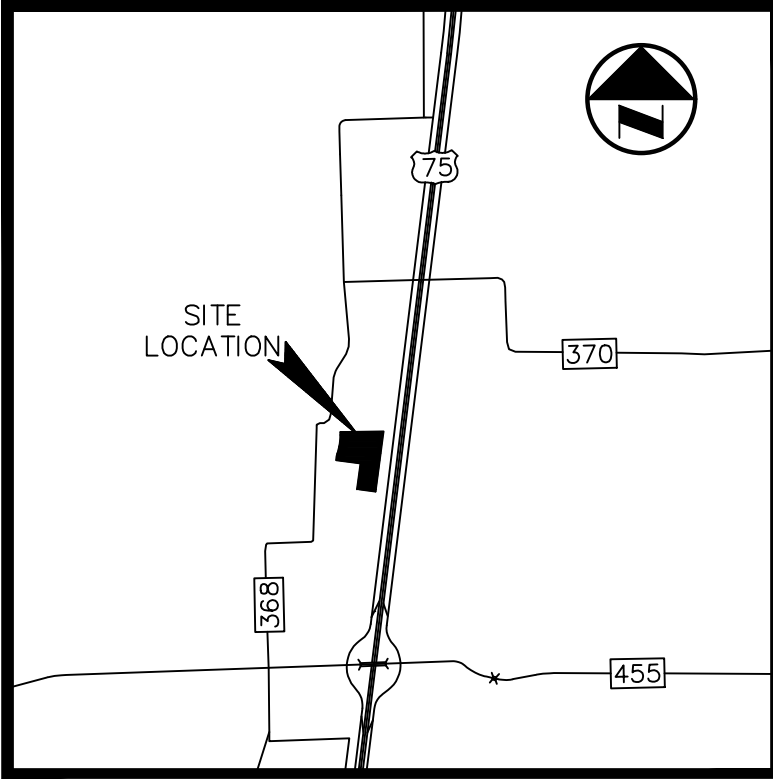
The purpose of the replat is to subdivide an existing vacant lot into two lots and dedicate easements necessary for the development of a medical office building on Lot 3R.

RECOMMENDATION:

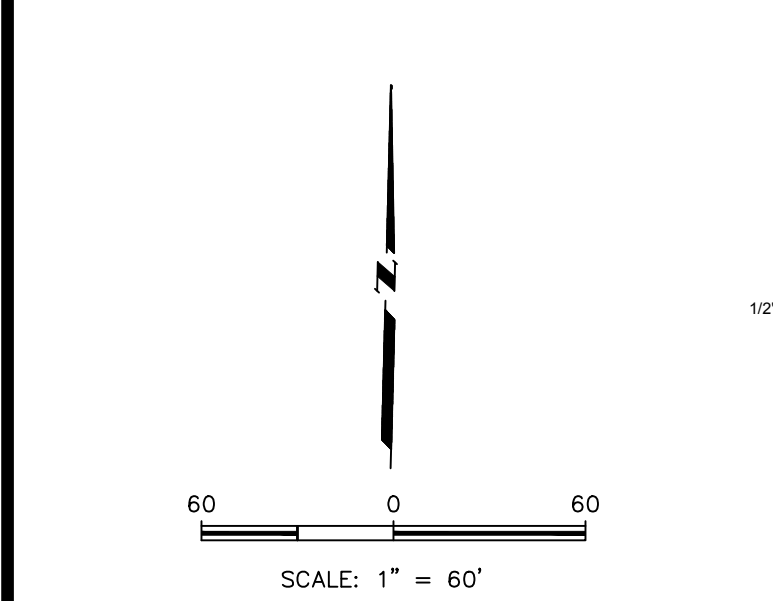
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



LOCATION MAP
NTS

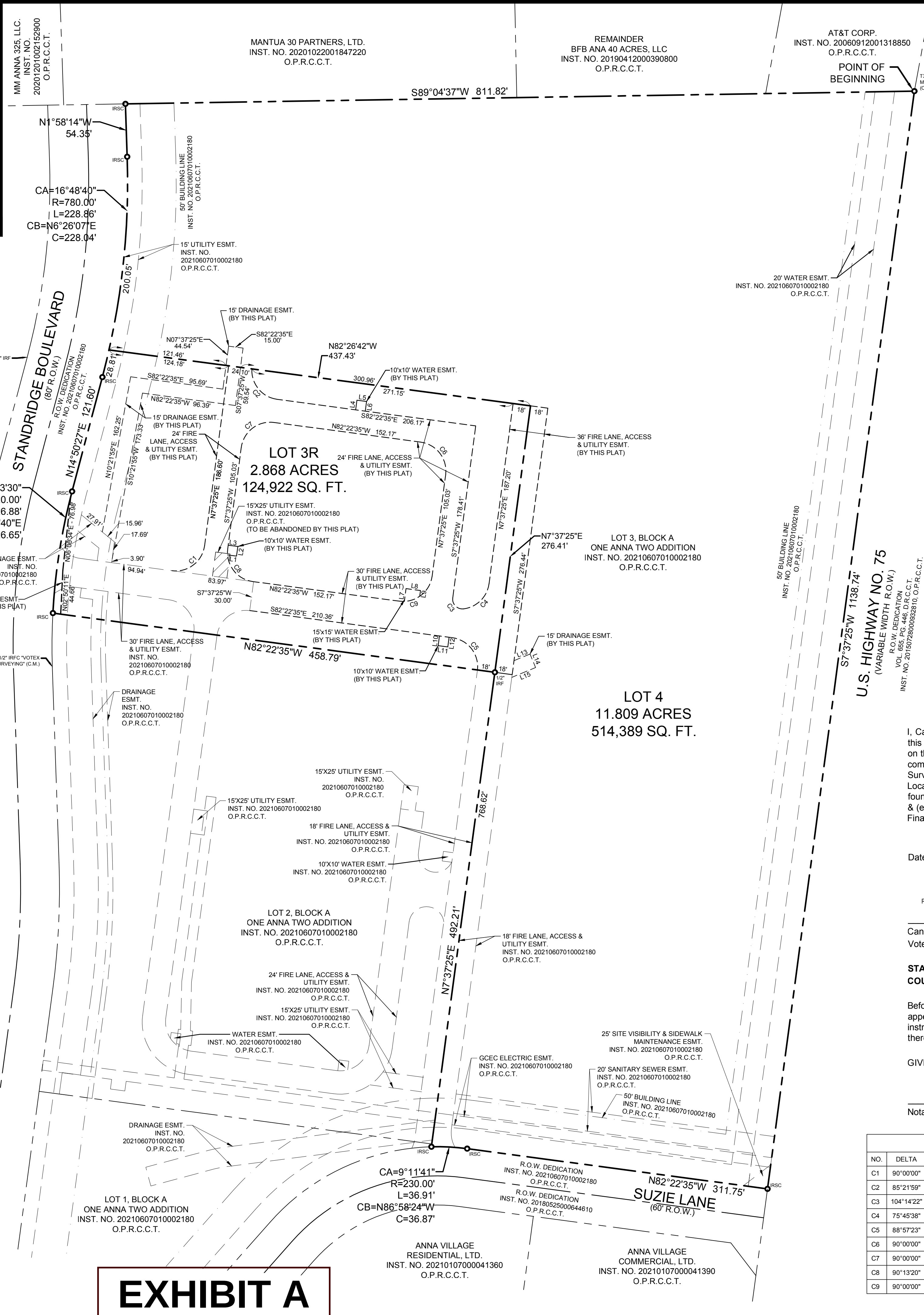


NOTES:

- 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.
- The purpose of this plat is to subdivide Lot 3 into two lots (Lots 3R & 4).
- Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

LEGEND

(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PAGE	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.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" IRON ROD WITH YELLOW PLASTIC CAP
VAM	STAMPED "VOTEX SURVEYING" SET
	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT



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 N 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 the ____ 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	90°00'00"	30.00'	47.12'	N52°37'25"E
C2	85°21'59"	30.00'	44.70'	S39°41'36"E
C3	104°14'22"	10.00'	18.19'	S44°29'47"E
C4	75°45'38"	30.00'	39.67'	N45°30'13"E
C5	88°57'23"	30.01'	46.59'	N37°53'30"W
C6	90°00'00"	30.00'	47.12'	N37°22'35"W
C7	90°00'00"	30.00'	47.12'	S52°37'25"W
C8	90°13'20"	29.94'	47.15'	S37°18'04"E
C9	90°00'00"	30.00'	47.12'	N52°37'25"E

LINE TABLE		LINE TABLE	
NO.	BEARING	NO.	BEARING
L1	N82°22'35"W	L9	S07°37'25"W
L2	S07°37'25"W	L10	N07°37'25"E
L3	S82°22'35"E	L11	N82°22'35"W
L4	N07°37'25"E	L12	S07°37'25"W
L5	S82°22'35"E	L13	N67°37'25"E
L6	S07°37'25"W	L14	S22°22'35"E
L7	N07°37'25"E	L15	S67°37'25"W
L8	S82°22'35"E		

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.

That 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.

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

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.

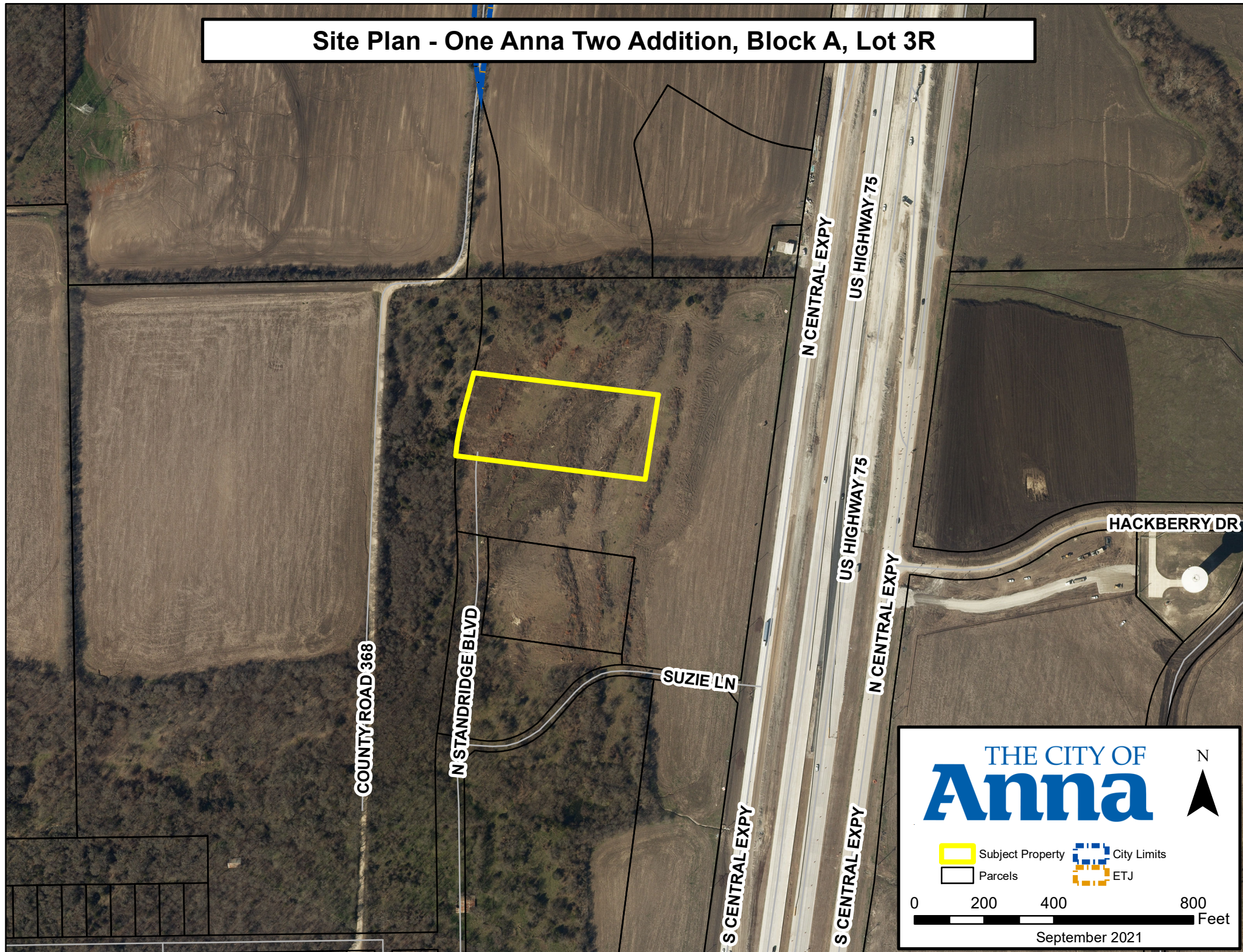
Mayor

City Secretary

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 - One Anna Two Addition, Block A, Lot 3R



CITY OF ANNA
PLANNING & ZONING COMMISSION

October 4, 2021

Site Plan: One Anna Two Addition, Block A, Lot 3R

Applicant: Dr. Richard Jelsma

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lot 3R, Site Plan.

SUMMARY:

Medical Office on one lot on 2.9± acres located on the east side of Standridge Boulevard, 276± feet north of Suzie Lane. Zoned: Planned Development-Restricted Commercial (PD-C-1) (Ord. No. 846-2020).

The purpose of the site plan is to show the proposed medical office development and related site improvements.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

Copyright 2021 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

BENCHMARKS

BENCHMARK #1

Square with "X" cut on concrete culvert, West side of the Southbound service road for US Highway No. 75, ±231 feet South of the centerline intersection of the Southbound service road for US Highway No. 75 and West County Road No. 370.

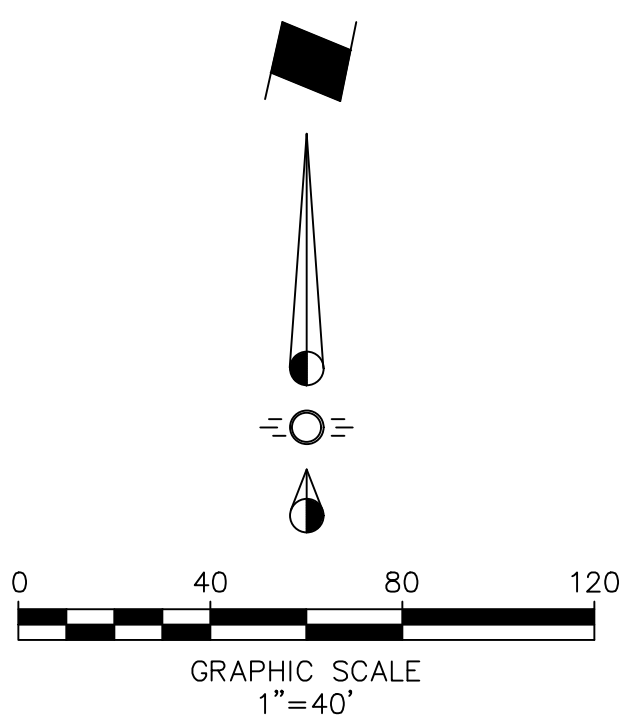
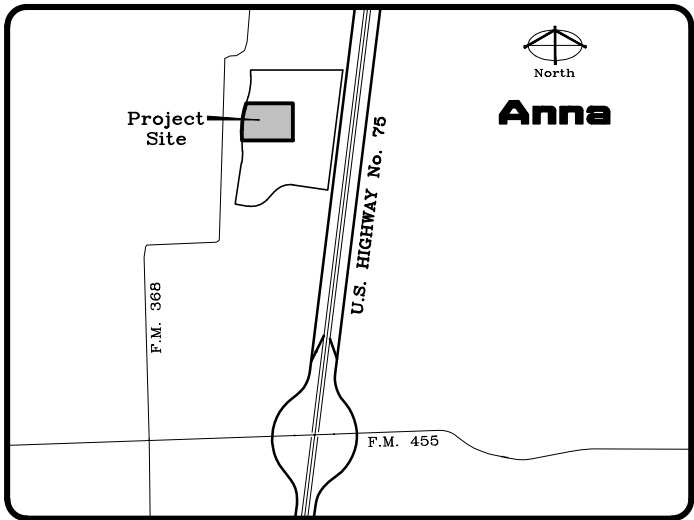
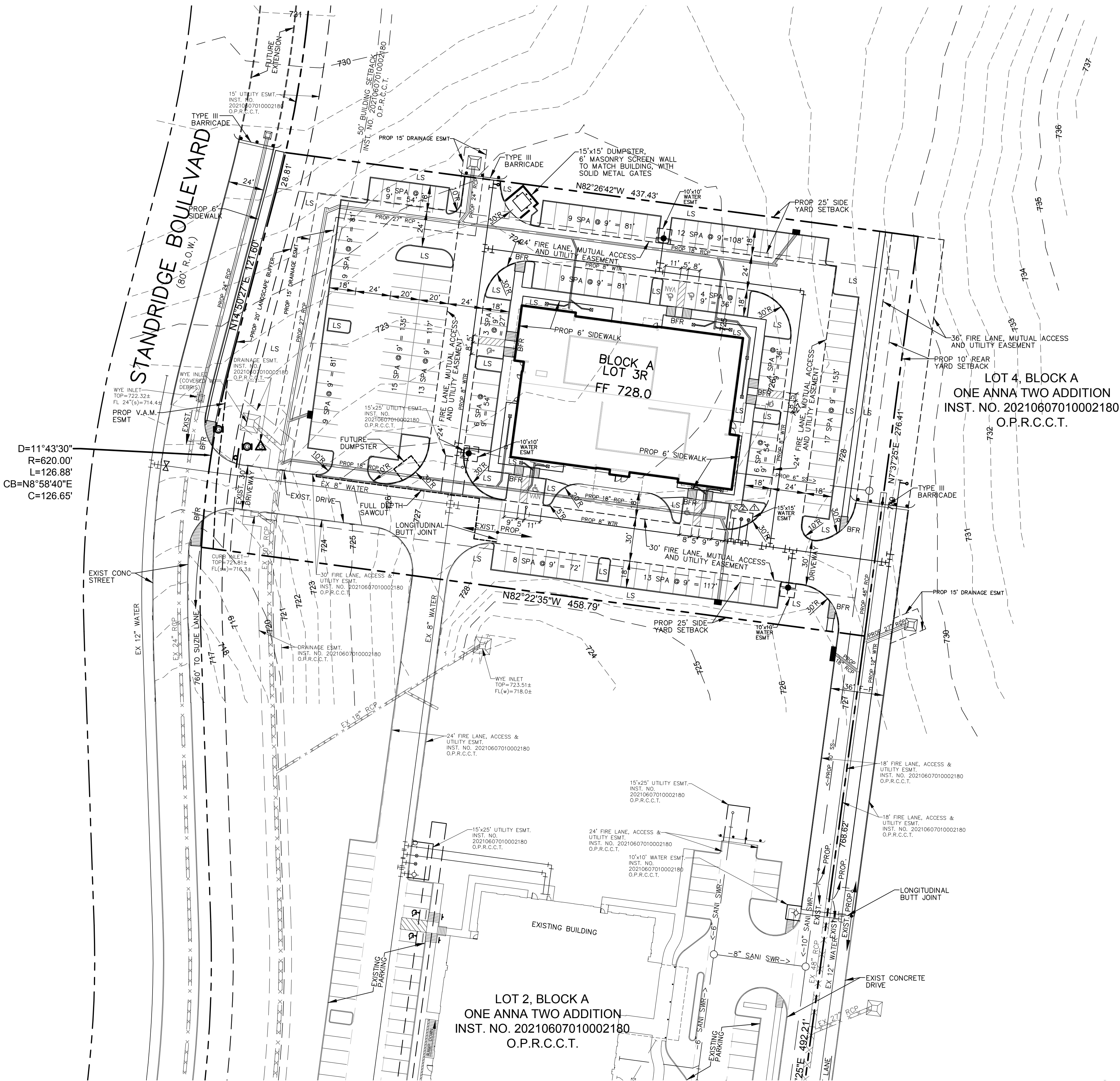
ELEVATION = 744.38

BENCHMARK #2

Square with "X" cut on the centerline of the Southbound service road for US Highway No. 75, ±975 feet north of the centerline intersection of the Southbound service road for US Highway No. 75 and County Road No. 455, ± 121 feet Northeast of a sanitary sewer manhole.

ELEVATION = 720.22

D=11°43'30"
R=620.00'
L=126.88'
CB=N8°58'40"E
C=126.65'



LEGEND

---	PROPERTY LINE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	R.O.W. LINE
---	LOT LINE
LS	LANDSCAPE AREA

SITE DATA SUMMARY TABLE

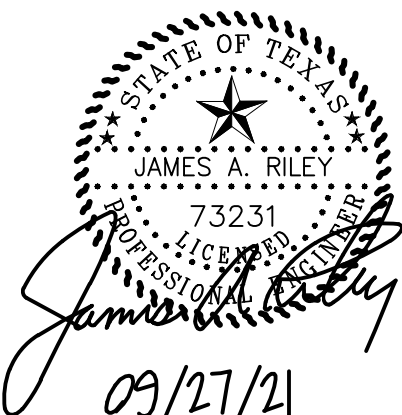
LEGAL DESCRIPTION	LOT 3R, BLOCK A ONE ANNA TWO ADDITION
ZONING:	PD # (765-2018)
PROPOSED USE:	MEDICAL OFFICE
GROSS LOT AREA	124,922 SQ. FT. 2.868 ACRES
BUILDING FOOTPRINT	15,520 SQ. FT.
BUILDING SQUARE FOOTAGE	30,003 SQ. FT.
1st FLOOR	15,198 SQ. FT.
2nd FLOOR	14,805 SQ. FT.
BUILDING HEIGHT (T.O. PARAPET)	34'-0"
BUILDING HEIGHT (T.O. SCREEN WALL)	38'-0"
PARKING REQUIRED (1/200 SF)	150 SPACES
PARKING PROVIDED	146
HANDICAP PARKING PROVIDED	6
TOTAL PARKING PROVIDED	152
LANDSCAPE AREA	REQUIRED (8 S.F./PARKING)(12,480 S.F.) PROVIDED 62,680 SQ. FT.

WATER METER SCHEDULE

NO.	SIZE	DESCRIPTION
1	2"	DOMESTIC
2	1"	IRRIGATION

NOTE:
NO APPURTENANCE BETWEEN THE
HEIGHT OF 2.5' AND 10' MAY BE
PLACED IN THE VISIBILITY TRIANGLES.

NOTE:
TYPE III STREET BARRICADES SHALL
HAVE NO WOODEN PIECES.



SITE PLAN
ONE ANNA TWO ADDITION
LOTS 3R, BLOCK A
2.868 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
W.S. RATTAN SURVEY, ABSTRACT NO. 752
SEPTEMBER 2021

EXHIBIT A

OWNER	DEVELOPER	ARCHITECT	LANDSCAPE	ENGINEER	SURVEYOR
ANNA INVESTMENTS, LLC 204 MEDICAL DRIVE SUITE 100 SHERMAN, TEXAS 75092	CASTLE DEVELOPMENT GROUP 251 E. SOUTHLAKE BLVD SUITE 100 SOUTHLAKE, TEXAS 76092 (817)337-3433	E4H ARCHITECTURE 501 ELM STREET SUITE 500 DALLAS, TEXAS 75202 (817)226-1917	SMR LANDSCAPE ARCHITECTS, INC. 1708 NORTH GRIFFIN STREET DALLAS, TEXAS 75202 (214)871-0083	BROCKETTE, DAVIS, DRAKE, INC. 4144 N. CENTRAL EXPRESSWAY SUITE 1100 DALLAS, TEXAS 75204 (214)824-3647	VOTEX SURVEYING 10440 N. CENTRAL EXPRESSWAY SUITE 800 DALLAS, TEXAS 75231 (469)333-8831

Replat - Walnofer Addition, Block A, Lot 2R

GREYMOORE DR

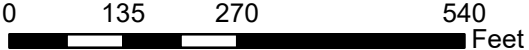
N POWELL PKWY

BUTLER S

THE CITY OF
Anna



-  Subject Property
-  City Limits
-  Parcels
-  ETJ



September 2021

CITY OF ANNA
Planning & Zoning Commission

October 4, 2021

Replat: Walnofer Addition, Block A, Lot 2R

Applicant: Castleman Capital, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Walnofer Addition, Block A, Lot 2R, Replat.

SUMMARY:

Self-Storage Facility on one lot on 6.7± acres located on the west side of N. Powell Parkway, 417± feet north of Butler Street. Zoned: Planned Development-Restricted Commercial (PD-C-1).

The purpose for the Replat is to abandon portions of the existing fire lane easement and dedicate new fire lane and access easements.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

NOTE:
OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

ABBREVIATIONS
P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
RPLS - REGISTERED PROFESSIONAL LAND SURVEYOR
VOL. - VOLUME
PG. - PAGE

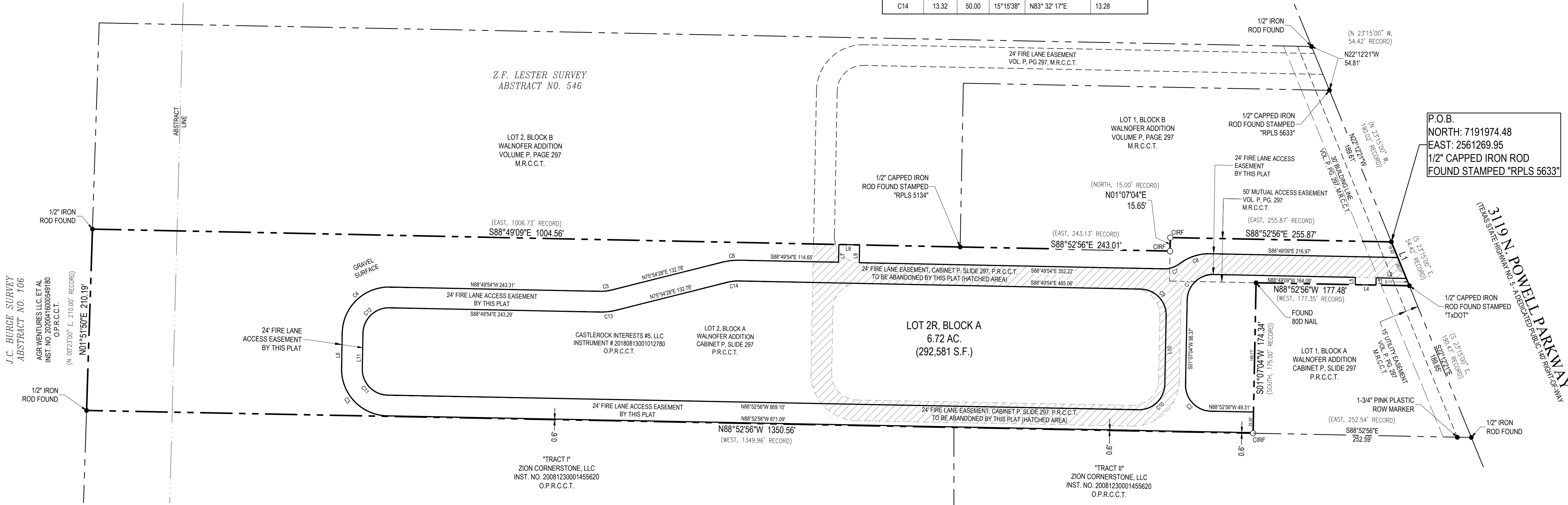
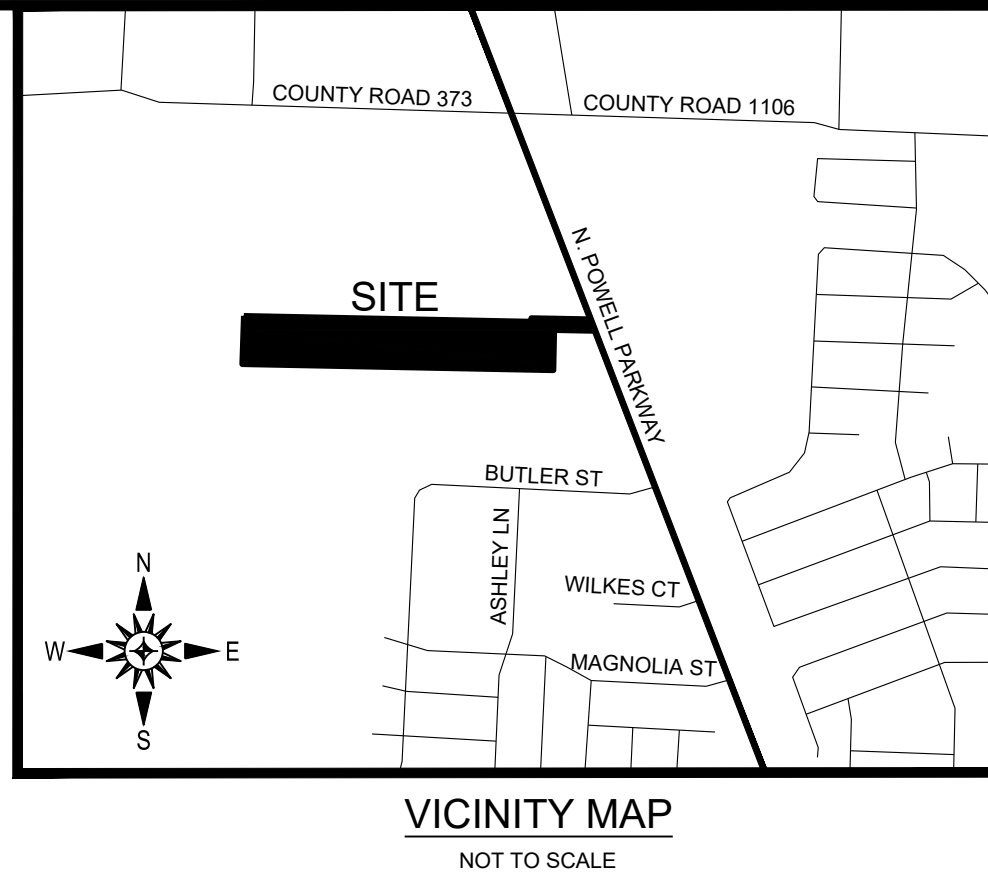
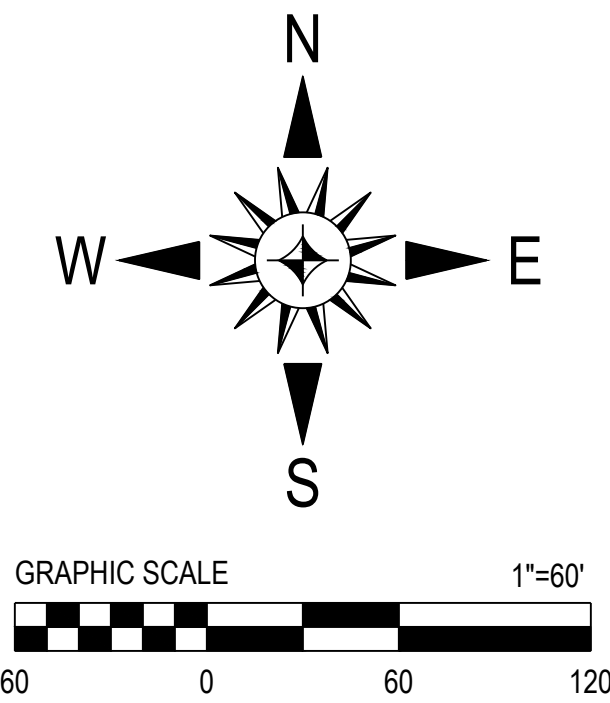
NOTES:

- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, DATED JUNE 02, 2009 MAP NO. 480085C0070J, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- REASON FOR RE-PLAT IS TO ABANDONED FIRE LANE EASEMENT, DUE ENCROACHING BUILDINGS AND RECORD NEW FIRE LANE ACCESS EASEMENT CONFIGURATION.
- ACCESS EASEMENT: THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

- FIRE LANE EASEMENT: THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- 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.

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S22°20'16"E	54.91
L2	N88°49'09"W	35.03
L3	S01°07'04"W	8.39
L4	S88°52'56"E	24.00
L5	N01°07'04"E	8.42
L6	N01°06'15"E	41.22
L7	N01°10'51"E	20.58
L8	N88°49'09"W	24.00
L9	S01°10'51"W	20.58
L10	S01°07'04"W	79.79
L11	N01°07'43"E	41.20

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.16	30.00	90°03'47"	S46°08'57"W	42.45
C2	47.12	30.00	90°00'00"	S43°52'56"E	42.43
C3	84.81	54.00	89°59'11"	N43°53'21"W	76.36
C4	84.82	54.00	90°00'00"	N46°07'04"E	76.37
C5	13.32	50.00	15°15'38"	N83°32'17"E	13.28
C6	19.71	74.00	15°15'38"	N83°32'17"E	19.65
C7	20.04	30.00	38°16'19"	N72°02'41"E	19.67
C8	38.07	57.00	38°16'19"	N72°02'41"E	37.37
C9	47.10	30.00	89°56'57"	S43°51'25"E	42.41
C10	47.09	30.00	89°55'43"	S46°09'11"W	42.40
C11	47.13	30.00	90°00'39"	N43°52'37"W	42.43
C12	47.12	30.00	90°00'00"	N46°07'04"E	42.43
C13	19.71	74.00	15°15'38"	N83°32'17"E	19.65
C14	13.32	50.00	15°15'38"	N83°32'17"E	13.28



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEY DESCRIPTION:
WHEREAS, CASTLEROCK INTERESTS #5, LLC, are the owners of a tract of land situated in the J.C. Burge Survey, Abstract No. 106, and Z.F. Lester Survey, Abstract No. 546, the City of Anna, Collin County, Texas, being all of Lot 2, Block A, Walnofer Addition, an addition in the City of Anna, according to the plat recorded in Cabinet P, Slide 297, Plat Records, Collin County, Texas, being the same tract of land described in deed to CASTLEROCK INTERESTS #5, LLC, recorded in Instrument Number 201808130001012780, Official Public Records, Collin County, Texas, being more particularly described as follows:
BEGINNING at 1/2" capped iron rod stamped "RPLS 5633" found at the northeast corner of said Lot 2, being on the southwest right-of-way line of N. Powell Parkway, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7,191,974.48' and EAST: 2,561,269.95', for reference;
THENCE with the perimeter of said Lot 2, the following calls:
South 22 degrees 20 minutes 16 seconds East, with the southwest right-of-way line of said of N. Powell Parkway, a distance of 54.91 feet to a found 1/2" capped iron rod found stamped "TXDOT";
North 88 degrees 52 minutes 56 seconds West, a distance of 177.48 feet to a found 80D Nail;
South 01 degrees 07 minutes 04 seconds West, a distance of 174.34 feet to a found 1/2" capped iron rod stamped "C.F. Stark RPLS 5084";
North 88 degrees 52 minutes 56 seconds West, a distance of 1,350.56 feet to a found 1/2" iron rod;
North 01 degrees 51 minutes 50 seconds East, a distance of 210.19 feet to a found 1/2" iron rod;
South 88 degrees 49 minutes 09 seconds East, a distance of 1,004.56 feet to a found 1/2" capped iron rod stamped "RPLS 5134";
South 88 degrees 52 minutes 56 seconds East, a distance of 243.01 feet to a found 1/2" capped iron rod stamped "C.F. Stark RPLS 5084";
North 01 degrees 07 minutes 04 seconds East, a distance of 15.65 feet to a found 1/2" capped iron rod stamped "C.F. Stark RPLS 5084";
South 88 degrees 52 minutes 56 seconds East, a distance of 255.87 feet returning to the POINT OF BEGINNING and containing 6.72 acres (292,581 square feet) more or less.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2021.

BY: _____
CASTLEROCK INTERESTS #5, LLC

PRINTED NAME

TITLE

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said State of Texas, on this day personally appeared _____ on behalf of CASTLEROCK INTERESTS #5, LLC 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

Owner's Acknowledgment
I hereby acknowledge this document as the officially approved replat:

Owner's Signature

Date

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, CHARLES F. STARK, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

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

Registered Professional Land Surveyor
Texas Registration No. 5084



STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said State of Texas, on this day personally appeared CHARLES F. STARK 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

EXHIBIT A

FILED FOR RECORD
COLLIN COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

OWNER:
CASTLEROCK INTERESTS #5, LLC
6540 CRESTPOINT DRIVE
DALLAS, TX 75254

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com

Barron-Stark-Swift
Consulting Engineers
Together.

PROJECT # 469-9821

SHEET 1 OF 1

REPLAT OF
LOT 2R, BLOCK A
WALNOFER ADDITION
6.72 ACRES
292,581 SQUARE FEET
BEING A REPLAT OF
LOT 2, BLOCK A
WALNOFER ADDITION
Z.F. LESTER SURVEY, ABSTRACT No. 546
J.C. BURGE SURVEY, ABSTRACT No. 106
City of Anna, Collin County, Texas
Cabinet P, Slide 297
Plat Records, Collin County, Texas

Preliminary Plat - Whiterock Subdivision, Block A, Lots 1 - 5

E FM 455

SHEFFIELD DR

WHITE ROCK TRL

THE CITY OF
Anna



Subject Property



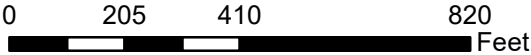
Parcels



City Limits



ETJ



September 2021

CITY OF ANNA
Planning & Zoning Commission

October 4, 2021

Preliminary Plat: Whiterock Subdivision, Block A, Lots 1-5

Applicant: Kishore Naga

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Whiterock Subdivision, Block A, Lots 1-5, Preliminary Plat.

SUMMARY:

Five single-family residential lots on 5.5± acres located on the east side of Whiterock Trail, 630± feet south of Farm-to-Market 455. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the preliminary plat is to propose lot and block boundaries and easements necessary for the creation of the single-family subdivision.

RECOMMENDATION:

Recommended for approval subject to the on-site sewage facilities review by the County.

ATTACHMENTS:

Locator
Exhibit

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SIRIVEN LIMITED LIABILITY COMPANY, is the owner of a tract of land situated in the City of Anna, Collin County, Texas, being a part of James Sowell Survey, Abstract No. 858, being all of a called 5.50 acre tract of land described in a General Warranty Deed to Siriven Limited Liability Company, as recorded in Instrument No. 20210607001145430, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 5.50 acre tract of land and the southwest corner of a called 5.62 acre tract of land described in a Correction Affidavit to Naweed Anjum and Waseem Akram, as recorded in Instrument No. 20180802000967720, O.P.R.C.C.T., said iron rod being in the east line of a tract of land described in a Warranty Deed to Rosamond Sherley Elliott Trust and R.M. Sherley Trust as recorded in Volume 3200, Page 922, Deed Records, Collin County, Texas;

THENCE South 89 degrees 46 minutes 55 seconds East, a distance of 336.73 feet along the north line of said 5.50 acre tract of land and the south line of said 5.62 acre tract of land to a one-half inch iron rod found at the northeast corner of said 5.50 acre tract of land, the southeast corner of said 5.62 acre tract of land, the southwest corner of a called 4.00 acre tract of land described in a General Warranty Deed to Randy R. Lavene and Rebecca S. Lavene, as recorded in Instrument No. 20070411000488540, O.P.R.C.C.T. and an angle point of a called 5.956 acre tract of land described in a General Warranty Deed with Vendor's Lien to Matthew Fortner, as recorded in Instrument No. 20140417000368770, O.P.R.C.C.T.;

THENCE South 00 degrees 16 minutes 42 seconds West, distance of 713.11 feet along the east line of said 5.50 acre tract of land and the west line of said 5.956 acre tract of land to an eight inch wood fence corner post found at the southeast corner of said 5.50 acre tract of land and the southwest corner of said 5.956 acre tract of land, said point being in the north line of a called 2.005 acre tract of land described in a General Warranty Deed with Vendor's Lien to Susan K. Vittl, as recorded in Instrument No. 20110331000339370, O.P.R.C.C.T., from which a three inch steel fence corner post bears South 26 degrees 16 minutes 26 seconds East a distance of 0.47 feet;

THENCE North 89 degrees 50 minutes 55 seconds West, a distance of 334.88 feet along the south line of said 5.50 acre tract of land and the north line of said 2.005 acre tract of land to a one-half inch iron rod found at the southwest corner of said 5.50 acre tract of land and the northwest corner of said 2.005 acre tract of land, said iron rod being in the east line of said Sherley tract of land;

THENCE North 00 degrees 07 minutes 28 seconds East, a distance of 713.50 feet along the west line of said 5.50 acre tract of land and the east line of said Sherley tract of land to the POINT OF BEGINNING and containing 239,530 square feet or 5.499 acres tract of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SIRIVEN LIMITED LIABILITY COMPANY, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, **WHITEROCK SUBDIVISION, BLOCK A, LOTS 1-5**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

BY:

Authorized Signature of Owner

Printed Name and Title

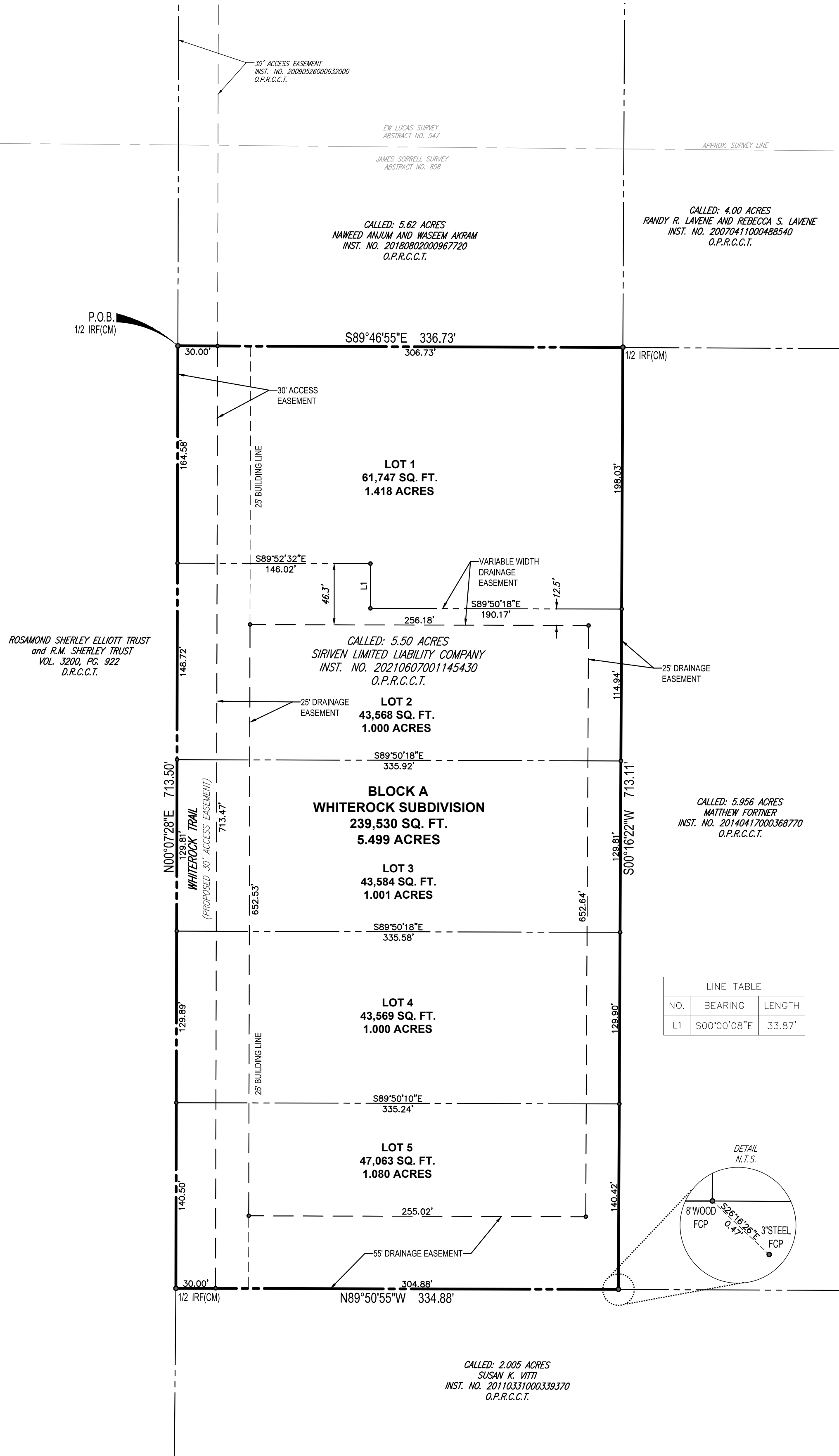
STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On: _____



LEGEND
P.O.B. POINT FOR BEGINNING
IRF IRON ROD FOUND
PFC POINT FOR CORNER
FCP FENCE CORNER POST
N.T.S. NOT TO SCALE
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SQ. FT. SQUARE FEET
INST. NO. INSTRUMENT NUMBER
VOL. PG. VOLUME PAGE
(CM) CONTROLLING MONUMENT

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

Dated this the ____ day of _____, 2021.

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

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

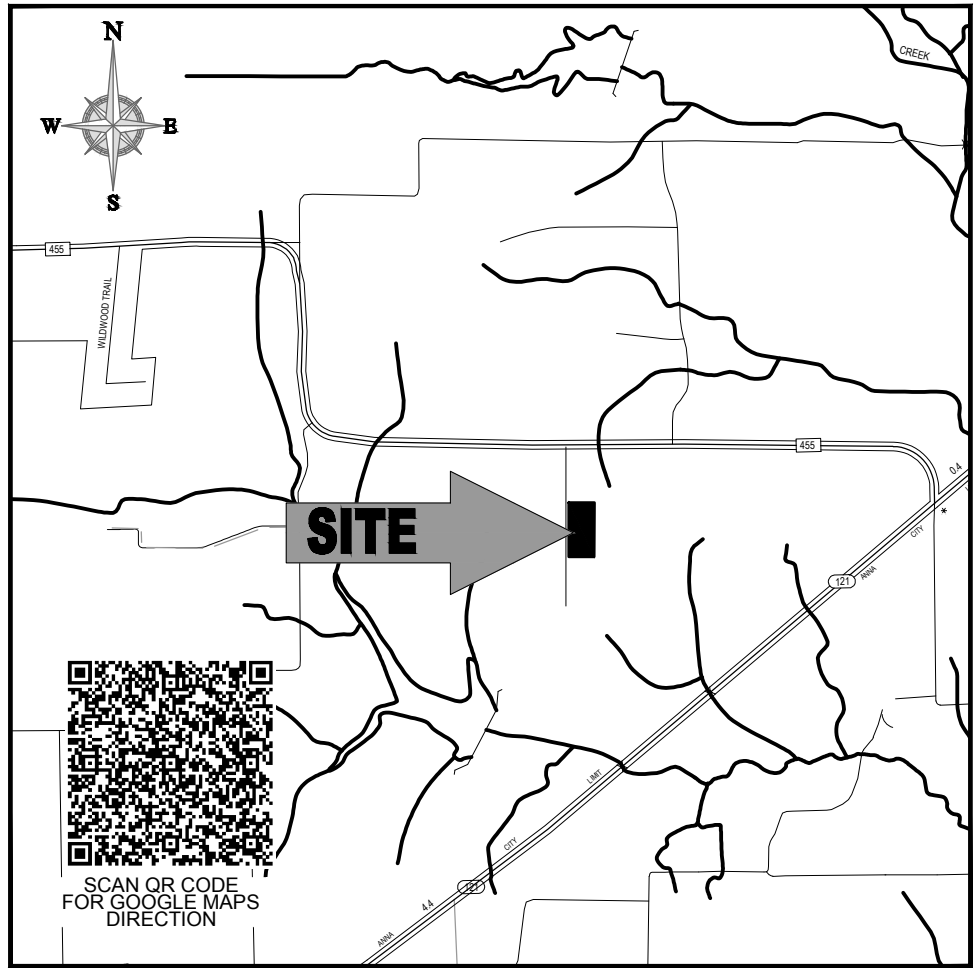
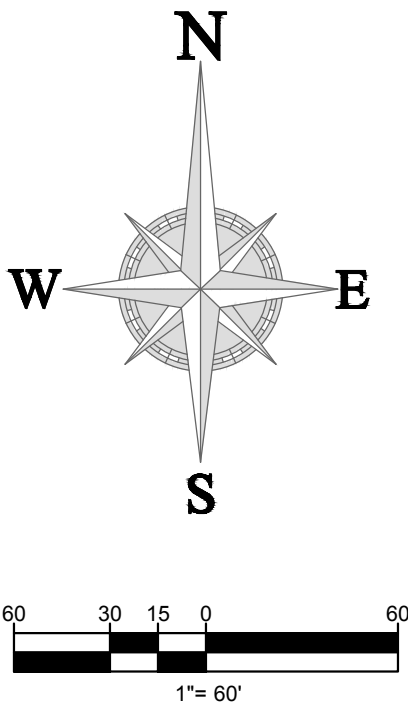
DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF ANNA §

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



LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 49085C0160J dated June 02, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. Although the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The purpose of this plat is to subdivide an existing tract of land into individual lots and add necessary easements for development of the lots.
- 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.

PRELIMINARY PLAT

WHITEROCK SUBDIVISION BLOCK A, LOTS 1-5

5.500 ACRES OUT OF THE
JAMES SORRELL SURVEY, ABSTRACT NO. 858
CITY OF ANNA, COLLIN COUNTY, TEXAS

SIRIVEN LLC

7323 SARATOGA WAY
IRVING, TEXAS 75063
703-220-1108

BOHLER //

6017 MAIN STREET
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TYPE No. 18065
TBPLS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD212033	09/08/21	ASA	BL	BL	1" = 60'	1 OF 1

OWNER/DEVELOPER:
SIRIVEN LIMITED LIABILITY COMPANY
7323 SARATOGA WAY
IRVING, TEXAS 75063
PHONE: 703-220-1108
CONTACT: KISHORE NAGA

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN ST.
FRISCO, TX 75034
PHONE: 469.458.7300
CONTACT: BILLY M. LOGSDON, JR.

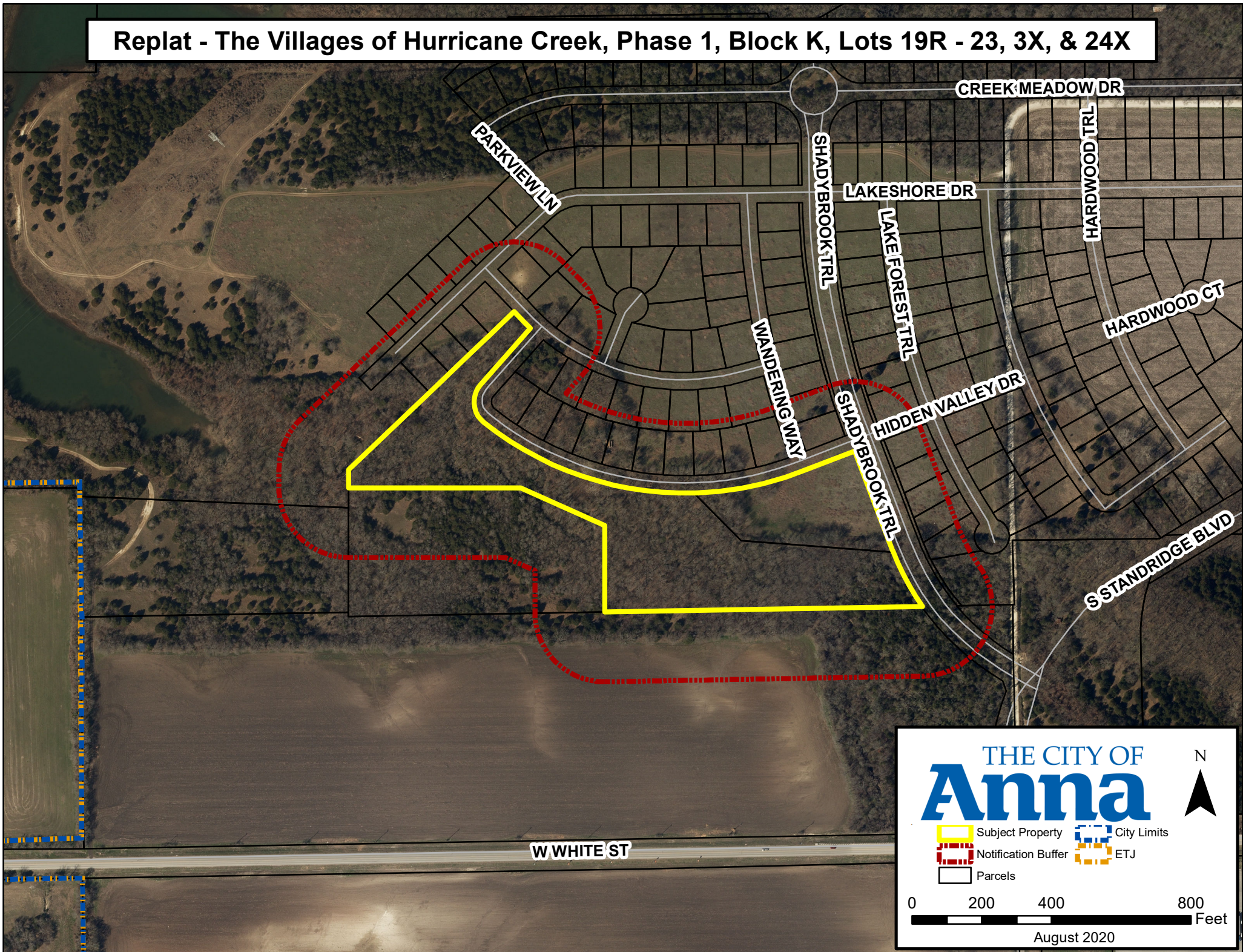
Approved this ____ day of _____, 2021, by
the City Council of the City of Anna, Texas.

Mayor

City secretary

EXHIBIT A

Replat - The Villages of Hurricane Creek, Phase 1, Block K, Lots 19R - 23, 3X, & 24X



CITY OF ANNA
Planning & Zoning Commission
October 4, 2021

Replat: The Villages of Hurricane Creek,
Phase 1B, Block K, Lots 19R, 20-23, 3X, & 24X

Applicant: CADG Hurricane Creek, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Block K, Lots 19R, 20-23, 3X, & 24X, Replat.

SUMMARY:

Five single-family residential lots and 2 common area lots on 10.2± acres located at the southwest corner of Shadybrook Trail and Hidden Valley Drive. Zoned Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line Homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020).

The purpose for the replat is to create five additional single-family residential lots and two common area lots within The Villages of Hurricane Creek, Phase 1B subdivision.

RECOMMENDATION:

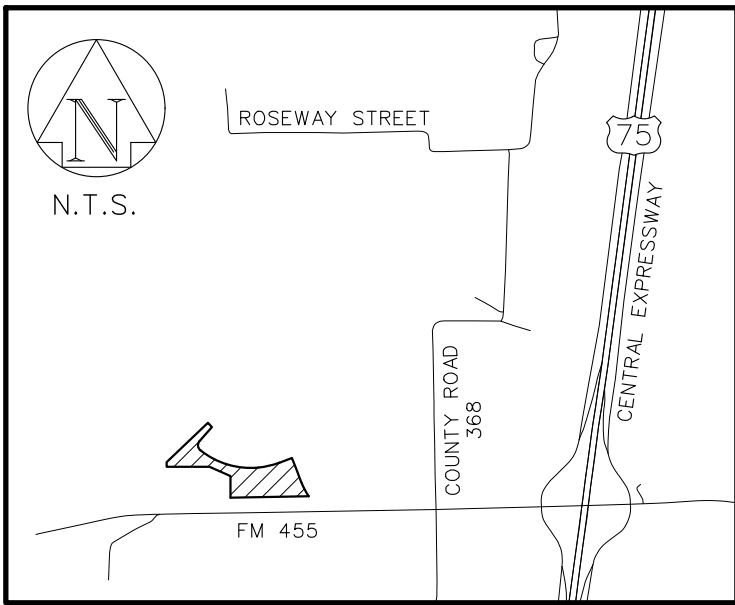
Recommend for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

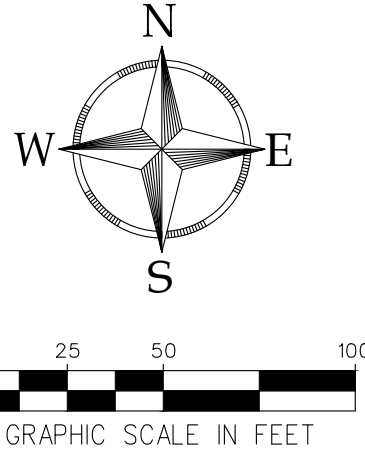
Locator
Exhibit

TBPELS Firm Reg. No. 10194468

DWG NAME: J:\06\GEN0021\HURRICANE CREEK\SURV\GEN0021_P1AB_REV1.dwg

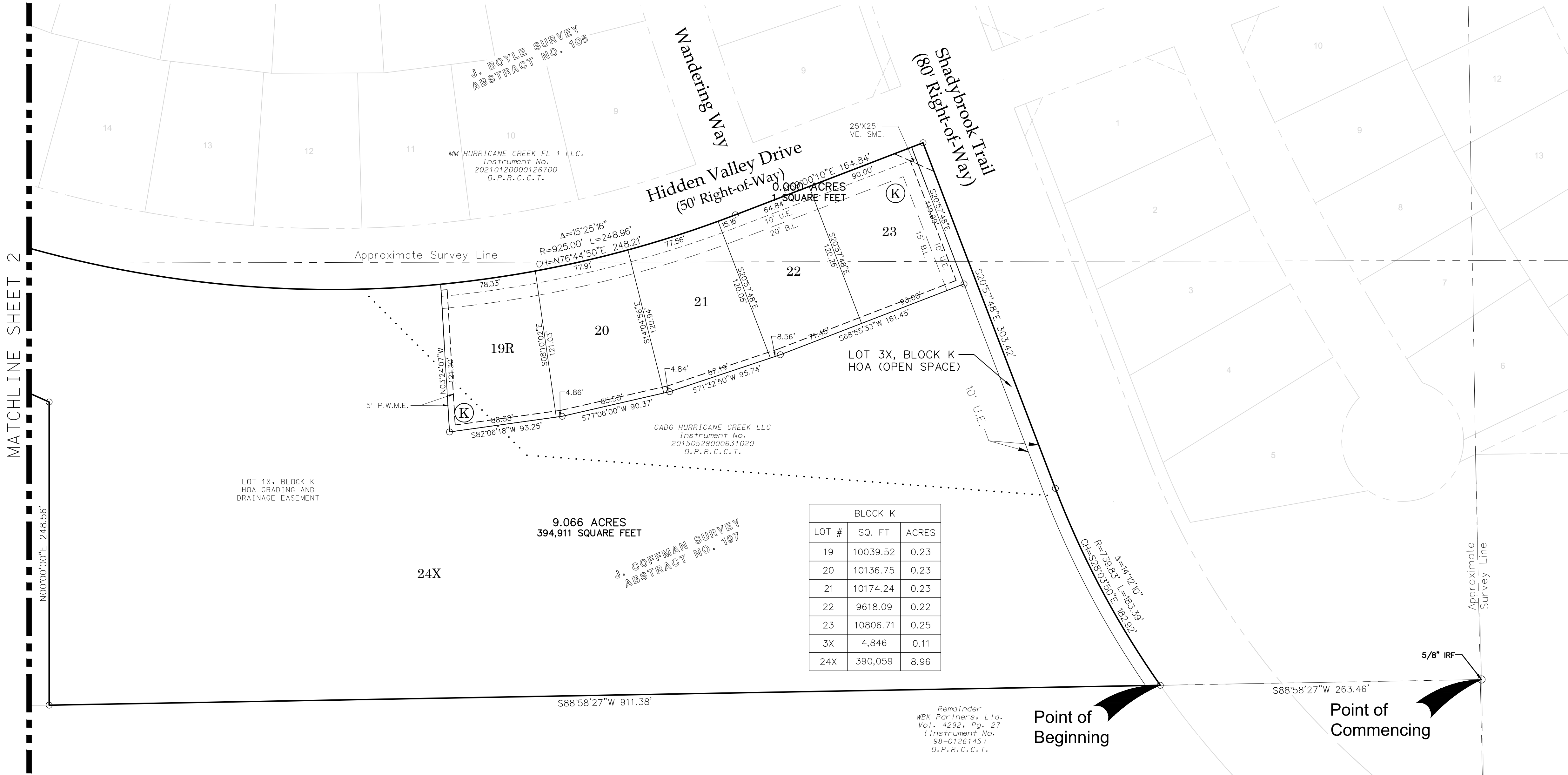


Vicinity Map



LEGEND

- P.O.B. POINT OF BEGINNING
IRS IRON ROD SET
IRF OFFICIAL PUBLIC RECORDS OF
OPRCCT COLLIN COUNTY, TEXAS
PRCCT PLAT RECORDS OF
COLLIN COUNTY, TEXAS
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
VAM VISIBILITY ACCESS &
MAINTENANCE EASEMENT
PWME PRIVATE WALL MAINTENANCE
EASEMENT
STREET NAME CHANGE
PKN PK NAIL
SF SQUARE FEET
MFF MINIMUM FINISH FLOOR
PAE PUBLIC ACCESS EASEMENT
EE ELECTRIC EASEMENT
LOT FRONT DIRECTION
RESTRICTED DRIVEWAY



NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.9997743355.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C01551 EFFECTIVE DATE JUNE 6, 2009.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- 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.

PELTON
LAND SOLUTIONS

11000 Frisco St. Ste. 400 | Frisco, TX 75033 | 469-213-1800

JOB #	CEN13023	DRAWN BY	K. GREEN
DATE	9/29/2021	CHECKED BY	S. RAMSEY

EXHIBIT A
PAGE 1 OF 2

SURVEYOR
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Stephen Ramsey

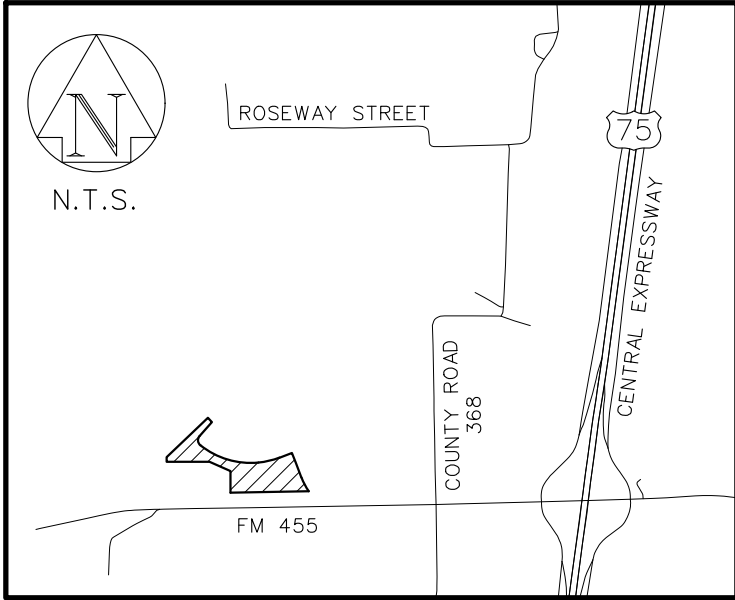
ENGINEER
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Marc Paquette

OWNER
CADG Hurricane Creek, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

A REPLAT OF
LOTS 19R ~ 23, 3X, 24X, BLOCK K
THE VILLAGES OF HURRICANE
CREEK PHASE 1
BEING A REPLAT OF LOTS 19 & 1X, BLOCK K
OF THE VILLAGES OF HURRICANE CREEK
PHASE 1

5 Residential Lots
2 Common Area Lots
Totaling 10.232 Acres

SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
AND THE J. COFFMAN SURVEY, ABSTRACT NO. 197
CITY OF ANNA,
COLLIN COUNTY, TEXAS



Vicinity Map

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, LOTS 19-23 AND 24X BLOCK K, THE VILLAGES OF HURRICANE CREEK, PHASE 1B, 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: CADG HURRICANE CREEK, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

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

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6718

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4302 NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999874745355.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009.
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PELTON
LAND SOLUTIONS

11000 Frisco St. Ste.400 | Frisco, TX 75033 | 469-213-1800

JOB #	CEN13023	DRAWN BY	K. GREEN
DATE	9/29/2021	CHECKED BY	S. RAMSEY

APPROVED THIS _____ DAY OF _____, 2020
BY THE CITY COUNCIL OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

EXHIBIT A
PAGE 2 OF 2

SURVEYOR
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Stephen Ramsey

ENGINEER
Peloton Land Solutions
TBPELS Firm No. 10194468
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469-213-1800
Contact: Marc Paquette

OWNER
CADG Hurricane Creek, LLC
1800 Valley View Lane
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Farmers Branch, Texas 75234
469-892-7200

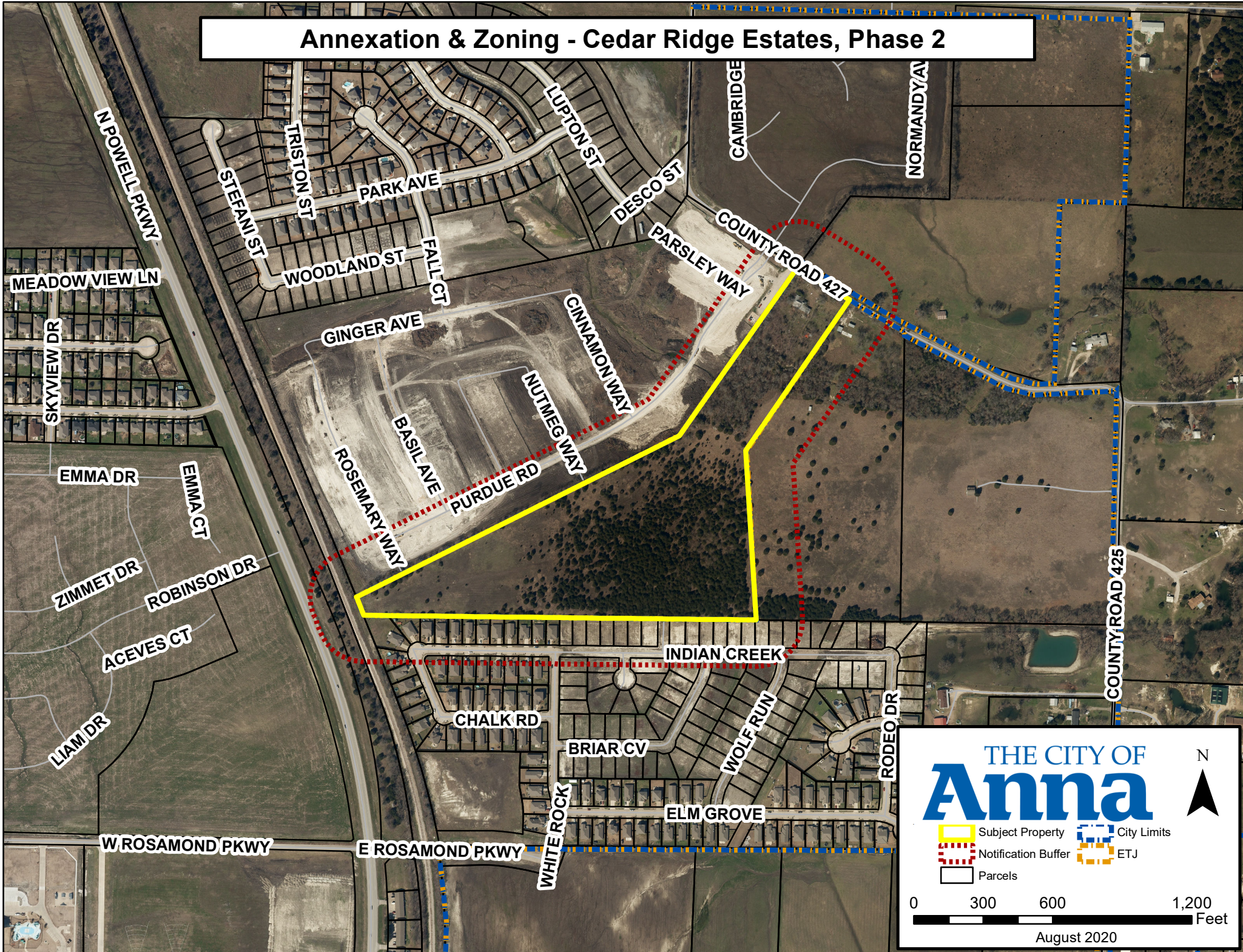
A REPLAT OF
LOTS 19R ~ 23, 3X, 24X, BLOCK K
THE VILLAGES OF HURRICANE
CREEK PHASE 1
BEING A REPLAT OF LOTS 19 & 1X, BLOCK K
OF THE VILLAGES OF HURRICANE CREEK
PHASE 1

5 Residential Lots
2 Common Area Lots
Totalling 10.232 Acres

SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
AND THE J. COFFMAN SURVEY, ABSTRACT NO. 197

CITY OF ANNA,
COLLIN COUNTY, TEXAS

Annexation & Zoning - Cedar Ridge Estates, Phase 2



CITY OF ANNA

PLANNING & ZONING COMMISSION

October 4, 2021

Public Hearing: Zoning – Cedar Ridge Estates, Phase 2

Applicant: NICID Limited Partnership

DESCRIPTION:

Request to zone 24.8± acres located on the south side of County Road 427, 130± east of Purdue Road to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

REMARKS:

The applicant is requesting to zone the subject property in order to allow for single-family residences. The Single-Family Residential District (SF-72) 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.

The subject property is currently undeveloped. A Zoning Exhibit (Exhibit A) accompanies this request.

The applicant is not requesting to vary from any of the City of Anna adopted regulations.

Surrounding Land Uses and Zoning

North	Undeveloped property zoned SF-72 (Sweet Cow Addition, Ord. No. 899-2021)
East	Single-family residences (Camden Parc, Ord. No. 662-2014)
South	Single-family residences zoned Agricultural and Planned Development-SF-72 (Sweetwater Crossing, Ord. No. 127-2004)
West	Undeveloped property zoned SF-72 (Cedar Ridge Estates, Ord. No. 922-2021)

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances
- b. Principle 5: Great Housing Opportunities

- i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.

City of Anna Goals for 2026

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth
 - ii. Have a diverse range of housing choices available in Anna

Future Land Use Plan – The Future Land Use Plan designates this property as Ranching & Agriculture (RA). This category is only generally defined within the current Comprehensive Plan.

Character & Intent: Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.



Land Use Considerations: Single-family detached homes and supporting structures, agriculture related tourism, local food production and distributed energy generation. Cluster Residential may be permitted within a larger Ranching and Agriculture property if an amount of open space equal to the platted lots is preserved and water and wastewater requirements can be met.

The Anna 2050 Future Land Use Plan identifies areas that require significant infrastructure improvements as Ranching & Agricultural. The proposed development is the same with the zoning of surrounding subdivisions and will dedicate right-of-way for two major roads identified on the Thoroughfare Plan.

SUMMARY:

Request to zone 39.7± located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave) to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Anna 2050 Comprehensive Plan. For these reasons, staff is in support of the zoning request.

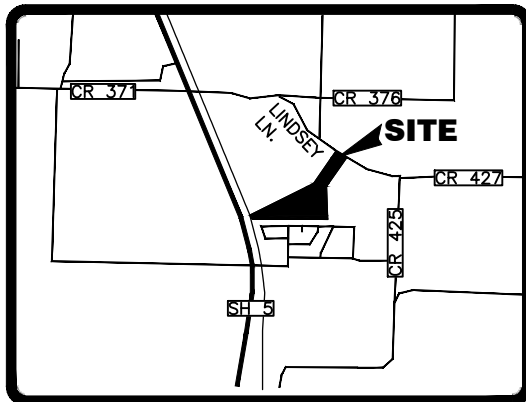
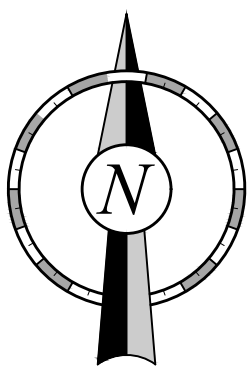
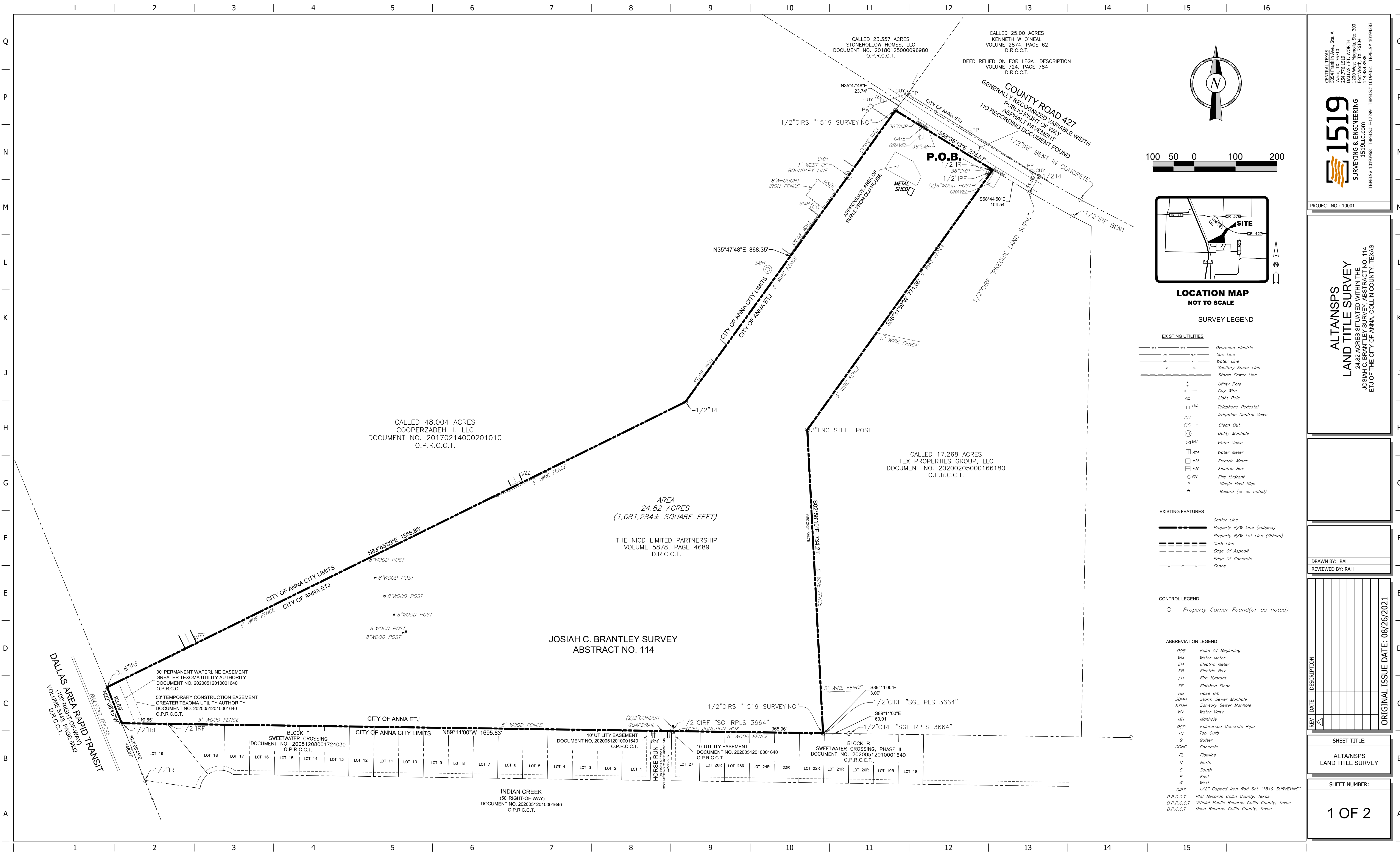
RECOMMENDATION:

Recommended for approval subject to City Council approval of annexation.

Single-Family Residence (SF-72) Standards:

Maximum height (feet)	35
Side yard, interior (feet)	5 feet or 10% of the lot width, whichever is greater.
Side yard, corner lot, street side (feet)	15
Rear yard (feet) (d)	25
Front yard (feet)	25
Lot area (feet)	7,200
Min. lot width (feet)	60
Min. lot depth (feet)	120
Max. lot coverage (%)	40%
Building size (square feet)	1800

(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.



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

EXISTING UTILITIES

- Overhead Electric
- Gas Line
- Water Line
- Sanitary Sewer Line
- Storm Sewer Line
- Utility Pole
- Guy Wire
- Light Pole
- Telephone Pedestal
- Irrigation Control Valve
- Clean Out
- Utility Manhole
- Water Valve
- Water Meter
- Electric Meter
- Electric Box
- Fire Hydrant
- Single Post Sign
- Bollard (or as noted)

EXISTING FEATURES

- Center Line
- Property R/W Line (subject)
- Property R/W Lot Line (Others)
- Curb Line
- Edge Of Asphalt
- Edge Of Concrete
- Fence

CONTROL LEGEND

- Property Corner Found(or as noted)

ABBREVIATION LEGEND

- PGB Point Of Beginning
- WM Water Meter
- EM Electric Meter
- EB Electric Box
- FH Fire Hydrant
- FF Finished Floor
- HB Hose Bldg
- SMH Storm Sewer Manhole
- SSMH Sanitary Sewer Manhole
- WV Water Valve
- MH Manhole
- RCP Reinforced Concrete Pipe
- TC Top Curb
- G Gutter
- CONE Concrete
- FL Flowline
- N North
- S South
- E East
- W West
- CIRS 1/2" Capped Iron Rod Set "1519 SURVEYING"
- P.R.C.C.T. Plot Records Collin County, Texas
- O.P.R.C.C.T. Official Public Records Collin County, Texas
- D.R.C.C.T. Deed Records Collin County, Texas

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
DALLAS / FT. WORTH
1200 West Magnolia, Ste. 300
DALLAS, TX 75204
214.484.8886
1519LLC.COM
TBPELS# 10093968 TBPELS# F-17299 TBPELS# 10194351 TBPELS# 10194283

1519
SURVEYING & ENGINEERING

PROJECT NO.: 10001

ALTANSPS
LAND TITLE SURVEY
24.82 ACRES SITUATED WITHIN THE
JOSIAH C. BRANTLEY SURVEY ABSTRACT NO. 114
ETJ OF THE CITY OF ANNA, COLLIN COUNTY, TEXAS

DRAWN BY: RAH
REVIEWED BY: RAH

REV	DATE	DESCRIPTION
1	08/26/2021	ORIGINAL

SHEET TITLE:

ALTANSPS
LAND TITLE SURVEY

SHEET NUMBER:

1 OF 2

LEGAL DESCRIPTION OF PROPERTY

BEING a 24.82 acre tract of land situated within the Josiah C. Brantley Survey, Abstract No. 114, City of Anna Extraterritorial Jurisdiction, Collin County, Texas and being the same tract of land as described in the deed to The NICD Limited Partnership recorded in Volume 5878, Page 4689 of the Deed Records of Collin County, Texas (hereafter referred to as the "NICD Tract"). And, being a 6.49 acre tract of land surveyed on the ground in August 2004 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 (the Basis of Bearings is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of said N1C2 Tract, from which a found 1/2-inch iron pipe bears SOUTH 42 degrees 25 minutes 13 seconds WEST, 7.97 feet, and a 1/2-inch capped iron rod stamped "PRECISE LAND SURV." found at an angle point on the north line of a called 17.268 acre tract of land as described in the plat to the K PROPERTIES GROUP, LLC recorded under Document No. 202002050000066186 of the Official Public Records of Collin County, Texas bears SOUTH 58 degrees 44 minutes 50 seconds EAST, 104.54 feet, and being on the southwest right of way line of County Road 427, a generally recognized variable width public right of way, no recording document found;

THENCE SOUTH 35 degrees 31 minutes 39 seconds WEST, 771.65 feet with the common line of said NCD Tract and said called 17.268 acre tract of land to a 3-inch steel fence corner post found at a re-entrant corner of said NCD Tract and common with a salient corner of said 17.268 acre tract of land;

THENCE SOUTH 02 degrees 58 minutes 10 seconds EAST, 734.21 feet with the common line of said NIGD Tract and said called 17.268 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the south common corner of said NIGD Tract and said called 17.268 acre tract of land, being on the north line of Block B of Sweetwater Crossing, Phase I recorded under Instrument No. 2000051201001640 of the Official Public Records, from which a 1/2-inch capped iron rod stamped "SQL PLS 3664" found at the north common corner of Lots 22R and 21R of said Block B bears SOUTH 89 degrees 11 minutes 00 seconds EAST, 3.09 feet;

THENCE NORTH 89 degrees 11 minutes 00 seconds WEST, 1,695.63 feet with the south line of said NICO Tract, common with the north line of said Block B and the north line of Block F of Sweetwater Crossing recorded under Document No. 20051208001724030 of said Official Public Records to a 1/2-inch iron rod found on the east right of way line of the Dallas Area Rapid Transit, a 100-foot right of way, as described in the deed recorded in Volume 5443, Page 5532 of said Deed Records;

THENCE NORTH 22 degrees 08 minutes 45 seconds WEST, 93.89 feet with the east right of way line of said Dallas Area Rapid Transit to a 3/8-inch iron rod found at the west common corner of said NICD Tract and a called 48.004 acre tract of land as described in the deed to COOPERZADEH II, LLC recorded under Document No. 20170214000201010 of said Official Public Records;

THENCE NORTH 63 degrees 45 minutes 09 seconds EAST, 1,558.85 feet with the northwest line of said N1CD Tract, common with the southeast line of said called 48.004 acre tract of land to a 1/2-inch iron rod found at a re-entrant corner of said N1CD Tract, common with a salient corner of said called 48.004 acre tract of land;

THENCE NORTH 35 degrees 47 minutes 48 seconds EAST, 868.35 feet with the northwest line of said N1C2D Tract, common with the southeast line of said called 48.004 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of said N1C2D Tract and being on the southwest right of way line of said County Road 427;

THENCE SOUTH 58 degrees 35 minutes 13 seconds EAST, 275.57 feet with the southwest right of way line of said County Road 427 to the POINT OF BEGINNING, containing 24.82 acres (1,081,284± square feet).

NOTES

1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, PER MAP NUMBER 4808SC0160J DATED JUNE 02, 2009 PANEL 160 OF 600, THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN FILE NO. 21-060869-JM OF FIRST NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 02, 2021. ISSUED JULY 02, 2021. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

**TITLE COMMITMENT FILE NO. 21-608869 SCHEDULE "B"
ITEM 10.**

THE FOLLOWING ITEMS ARE TAKEN VERBATIM PER SAID TITLE COMMITMENT
WITH THE EXCEPTION OF THOSE SURVEYOR NOTES BOLDED BELOW.

- f. Easement created in instrument executed by Bobby McCartney to South Grayson Water supply Corporation, dated February 24, 1978, filed July 20, 1978, recorded in Volume 1122, Page 203, Real Property Records, Collin County, Texas.

SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM APPEARS TO BE A BLANKET EASEMENT AND AFFECTS THE SURVEYED PROPERTY.

- g. Easement created in instrument executed by NICID Limited Partnership to Greater Texoma Utility Authority, dated June 20, 2006, filed July 19, 2006, recorded in Clerk's No. 20060719001007530, Real Property Records, Collin County, Texas.

SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

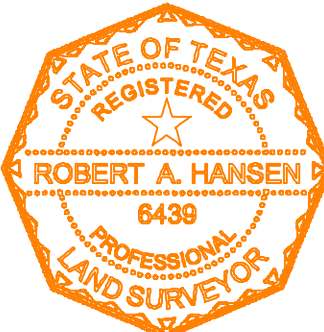
TO: FIRST NATIONAL TITLE INSURANCE COMPANY
VLMC, INC.

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8 & 11b OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 08/24/2021.

DATE OF PLAT OR MAP: 08/26/2021

ROBERT A. HANSEN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6439
email: robert.hansen@1519llc.com



1519
SURVEYING & ENGINEERING
1519LLC.COM

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
254-776-1519
DALLAS / FT. WORTH
1200 West Magnolia, Ste. 30
Dallas, TX 75204
214-484-5565
214-484-5551

IBP#S# F-17299 IBP#S# 1019492
IBP#S# 1019368 IBP#S# F-17299 IBP#S# 1019368

PROJECT NO.: 10001

**ALTA/NSPS
LAND TITLE SURVEY**
24.82 ACRES SITUATED WITHIN THE
JOSIAH C. BRANTLEY SURVEY, ABSTRACT NO. 114
ET. OF THE CITY OF ANNA, COLLIN COUNTY, TEXAS

DRAWN BY: RAH
REVIEWED BY: RAH

[illegible]

SHEET TITLE:

ALTA/NSPS
AND TITLE SURVEY

SHEET NUMBER:

2 OF 2

EXHIBIT B

BEING a 24.82 acre tract of land situated within the Josiah C. Brantley Survey, Abstract No. 114, City of Anna Extraterritorial Jurisdiction, Collin County, Texas and being the same tract of land as described in the deed to The NICD Limited Partnership recorded in Volume 5878, Page 4689 of the Deed Records of Collin County, Texas (hereafter referred to as the NICD Tract). Said 24.82 acre tract of land surveyed on the ground in August of 2021 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 (the Basis of Bearings is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of said NICD Tract, from which a found 1/2-inch iron pipe bears SOUTH 42 degrees 25 minutes 13 seconds WEST, 7.97 feet, and a 1/2-inch capped iron rod stamped "PRECISE LAND SURV." found at an angle point in the north line of a called 17.268 acre tract of land as described in the deed to TEX PROPERTIES GROUP, LLC recorded under Document No. 20200205000166180 of the Official Public Records of Collin County, Texas bears SOUTH 58 degrees 44 minutes 50 seconds EAST, 104.54 feet, and being on the southwest right of way line of County Road 427, a generally recognized variable width public right of way, no recording document found;

THENCE SOUTH 35 degrees 31 minutes 39 seconds WEST, 771.65 feet with the common line of said NICD Tract and said called 17.268 acre tract of land to a 3-inch steel fence corner post found at a re-entrant corner of said NICD Tract and common with a salient corner of said 17.268 acre tract of land;

THENCE SOUTH 02 degrees 58 minutes 10 seconds EAST, 734.21 feet with the common line of said NICD Tract and said called 17.268 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the south common corner of said NICD Tract and said called 17.268 acre tract of land, being on the north line of Block B of Sweetwater Crossing, Phase II recorded under Document No. 20200512010001640 of said Official Public Records, from which a 1/2-inch capped iron rod stamped "SGL PLS 3664" found at the north common corner of Lots 22R and 21R of said Block B bears SOUTH 89 degrees 11 minutes 00 seconds EAST, 3.09 feet;

THENCE NORTH 89 degrees 11 minutes 00 seconds WEST, 1,695.63 feet with the south line of said NICD Tract, common with the north line of said Block B and the north line of Block F of Sweetwater Crossing recorded under Document No. 20051208001724030 of said Official Public Records to a 1/2-inch iron rod found on the east right of way line of the Dallas Area Rapid Transit, a 100-foot right of way, as described in the deed recorded in Volume 5443, Page 5532 of said Deed Records;

THENCE NORTH 22 degrees 08 minutes 45 seconds WEST, 93.89 feet with the east right of way line of said Dallas Area Rapid Transit to a 3/8-inch iron rod found at the west common corner of said NICD Tract and a called 48.004 acre tract of land as described in the deed to COOPERZADEH II, LLC recorded under Document No. 20170214000201010 of said Official Public Records;

THENCE NORTH 63 degrees 45 minutes 09 seconds EAST, 1,558.85 feet with the northwest line of said NICD Tract, common with the southeast line of said called 48.004 acre tract of land to a 1/2-

inch iron rod found at a re-entrant corner of said NICD Tract, common with a salient corner of said called 48.004 acre tract of land;

THENCE NORTH 35 degrees 47 minutes 48 seconds EAST, 868.35 feet with the northwest line of said NICD Tract, common with the southeast line of said called 48.004 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of said NICD Tract and being on the southwest right of way line of said County Road 427;

THENCE SOUTH 58 degrees 35 minutes 13 seconds EAST, 275.57 feet with the southwest right of way line of said County Road 427 to the POINT OF BEGINNING, containing 24.82 acres (1,081,284± square feet).

THE CITY OF
Anna

Comments:

A RESIDENCE AREA OR GREEN AREA WILL
BE FINE. NO COMMERCIAL AREA.

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

JOSE ROMERO
Name (Please Print)

[Signature]
Signature

405 INDIAN CREEK
Address

9/26/21
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Cedar Ridge Estates, Phase 2

CITY OF ANNA
PLANNING & ZONING COMMISSION

October 4, 2021

Agenda Item: Text Amendment

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding an amendment to Article 9.04 (Zoning Ordinance) pertaining to swimming pool regulations.

REMARKS:

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

On September 14, 2021, the City Council called a public hearing to consider an amendment to swimming pool setback requirements which are located within Subsection 9.04.033(j) (Special Uses) in Article 9.04 (Zoning Ordinance) of Chapter 9 (Planning and Development Regulations) within the Code of Ordinance.

ISSUES:

The purpose of the swimming pool regulations is to promote the safety and enjoyment of property rights by establishing rules and regulations governing the location and improvement of swimming pools whether privately, publicly, or commercially owned or operated.

Currently the City of Anna prohibits swimming pools within eight feet from any property line. Staff is recommending this distance be reduced to five feet. The proposed reduction would match the five-foot setback requirement that was recently adopted for accessory buildings.

SUMMARY:

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

RECOMMENDATION:

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

Sec. 9.04.033 *Special uses*

(j) Swimming pools. It is the purpose of the following provisions to recognize an outdoor swimming pool as a potentially attractive nuisance and to promote the safety and enjoyment of property rights by establishing rules and regulations governing the location and improvement of swimming pools whether privately, publicly, or commercially owned or operated.

(2) A swimming pool may be constructed and operated when:

(E) The swimming pool is no closer than ~~eight~~ five feet from any property line.