AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 1, 2021 @ 7:00 P.M.

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, November 1, 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 November 1, 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 October 4, 2021 Planning & Zoning Commission Meeting.

8. Consider/Discuss/Action on a recommendation regarding the Lazy S Acres, Block A, Lot 1, Development Plat. Applicant: Carol Skrabanek Barrows Trust

9. Consider/Discuss/Action on a recommendation regarding the Turner Addition, Block A, Lots 1, 2, & 3, Final Plat. Applicant: Joseph & Beverly Turner

10. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 2, Final Plat. Applicant: CADG Hurricane Creek, LLC

11. Consider/Discuss/Action on a recommendation regarding Anna Storage Addition, Block A, Lot 1, Final Plat. Applicant: Cody Neef

12. Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Final Plat. Applicant: Westminster 121 Associates

13. Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Site Plan. Applicant: Westminster 121 Associates

14. Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block A, Lot 1, Final Plat. Applicant: Anna / 121 Land Holdings, LLC

15. Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block B, Lot 1, Final Plat. Applicant: Anna / 121 Land Holdings, LLC

Items for Individual Consideration

16. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to allow for the use of Townhomes. Applicant: DSH Construction LLC

    B) Consider/Discuss/Action on a recommendation regarding the Salida Del Sol, Block A, Lot 1, Concept Plan.

17. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend Planned Development-Restricted Commercial (Ord. No. 821-2019) in order to reduce the front yard setback from 50 feet to 20 feet. Located at the southwest corner of W. White Street and Ferguson Parkway. Applicant: Lamar National Bank / Greg Wilson, President & CEO

    B) Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2, & 3, Final Plat.

    C) Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lot 1, Site Plan.

18. Consider/Discuss/Action on a recommendation regarding the Jurado Estates, Block A, Lots 1 & 2, Final Plat. Applicant: Margarita Rodriguez Jurado

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 29, 2021.

Lauren Mecke
Planning Manager

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

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Consent Items

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8. Consider/Discuss/Action on a recommendation regarding the Lazy S Acres, Block A, Lot 1, Development Plat. Applicant: Carol Skrabanek Barrows Trust

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14. Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block A, Lot 1, Final Plat. Applicant: Anna / 121 Land Holdings, LLC

15. Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block B, Lot 1, Final Plat. Applicant: Anna / 121 Land Holdings, LLC

Items for Individual Consideration

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    B) Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2, & 3, Final Plat.

    C) Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lot 1, Site Plan.

18. Consider/Discuss/Action on a recommendation regarding the Jurado Estates, Block A, Lots 1 & 2, Final Plat. Applicant: Margarita Rodriguez Jurado

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 29, 2021.

Lauren Mecke
Planning Manager

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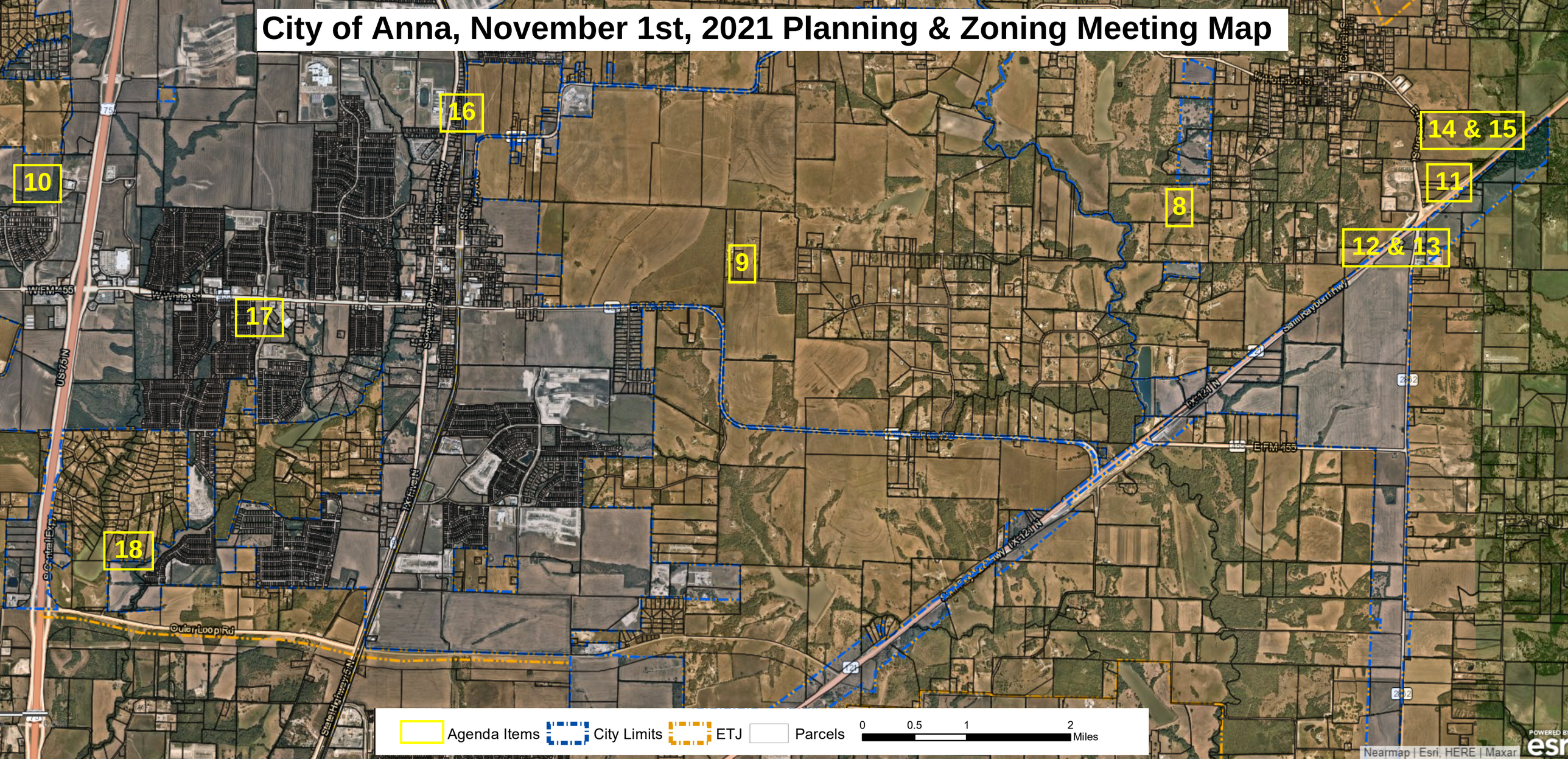
City of Anna, November 1st, 2021 Planning & Zoning Meeting Map



MINUTES
PLANNING AND ZONING COMMISSION
October 4, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 4, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

Before the meeting began, Mr. Ross Altobelli, Director of Development Services, advised the Commission that staff had received a letter from Chairman Alonzo Tutson resigning from his position, effective immediately. Mr. Altobelli also advised the Commission that because of this, staff would be postponing agenda items 5 & 6 to a later date after Council has had an opportunity to appoint someone to fill the position. Mr. Altobelli then asked Vice-Chairman Henke to serve as lead for the Planning & Zoning Commission meeting.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 7:00 pm.

   Commissioners present were Latoya Grady, Nick Rubits, Dennis Ogan, Donald Henke, and Brent Thomas. Commissioner Paul Wenzel was absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Councilman Toten was also in attendance for the meeting.

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.

4. Location Map

Planning & Zoning Annual Organizational Review

Before the meeting began, Agenda Items 5 & 6 were placed on hold to a future meeting date until Council could appoint a new Commissioner to fill the vacant position left by Chairman Alonzo Tutson.

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

A motion was made by Commissioner Thomas, seconded by Commissioner Ogan to recommend approval of consent items 7 through 19. The vote was unanimous.

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

    Ms. Mecke gave a brief presentation.

    Commissioner Thomas asked if the Fire Chief was amenable to the applicant's request.

    Ms. Mecke advised that the Fire Department was fine with the request.

    The Public Hearing was opened at 7:07 p.m.

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

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

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

    Ms. Mecke gave a brief presentation.

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

Vice-Chairman Henke asked if the applicant had provided a layout.

Ms. Mecke advised the Commission that the current request was specifically for zoning and that a Preliminary Plat will come at a later time.

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

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to recommend approval of the zoning request. The vote was unanimous.

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.

Mr. Altobelli gave a brief presentation.

Commissioner Rubits asked if staff had any concern with these types of accessary uses being too close to the property lines or fencing.

Mr. Altobelli advised the Commission that staff feels comfortable with the request because the applicants for these types of reviews and requests still need to be code compliant.

Commissioner Rubits asked if city staff does site visits while the pools are under construction

Mr. Altobelli advised the City of Anna's Building Inspectors do onsite visits while the pools are under construction.

The Public Hearing was opened at 7:19 p.m.

Stephanie Hendricks, 316 Lockhurst Drive, addressed the Commission that her preference would be to have a 4-foot setback instead of the staff recommended 5-foot setback. Ms. Hendricks advised the Commission that she currently has pool plans submitted with the City of Anna's Building Department and because her husband is taller than 6-foot, a larger pool was necessary.

The Public Hearing was closed at 7:23 p.m.

Commissioner Thomas and Commissioner Ogan asked staff if the 5-foot was a staff preference or could they vote to have a smaller setback to accommodate Ms. Hendricks request.

Mr. Altobelli advised the Commission that staff would be in support of whichever size the Commission felt was appropriate.

A motion was made by Commissioner Grady, seconded by Commissioner Rubits to recommend approval of the Zoning Text Amendment request. The vote was unanimous.

23. Workshop: Provide feedback for proposed development(s).

Mr. Altobelli gave a brief presentation regarding the Coyote Meadow residential development that is currently being discussed between staff, Ashton Woods, and Starlight Homes. The proposed location is currently within the City of Anna's ETJ and would have to go through Annexation and Zoning.

Daniel Leifer with Ashton Woods provided a slideshow presentation to show the Commission the conceptual layout, different product types, different elevation types, and the different amenities that would be available within the subdivision.

Vice-Chairman Henke asked staff if the city's master plan considered the entire proposed area as residential.

Mr. Altobelli advised the Commission that the area is proposed as residential in the master plan.

Vice-Chairman Henke and Commissioner Ogan expressed concern for the amount of traffic this proposed development would add to the area and with too little options to enter and exit the subdivision.

Mr. Leifer advised the Commission that Ashton Woods and Starlight Homes have thoroughly enjoyed working with city staff on this project and will continue to do what is necessary to work through any remaining kinks before coming before the Commission and Council.

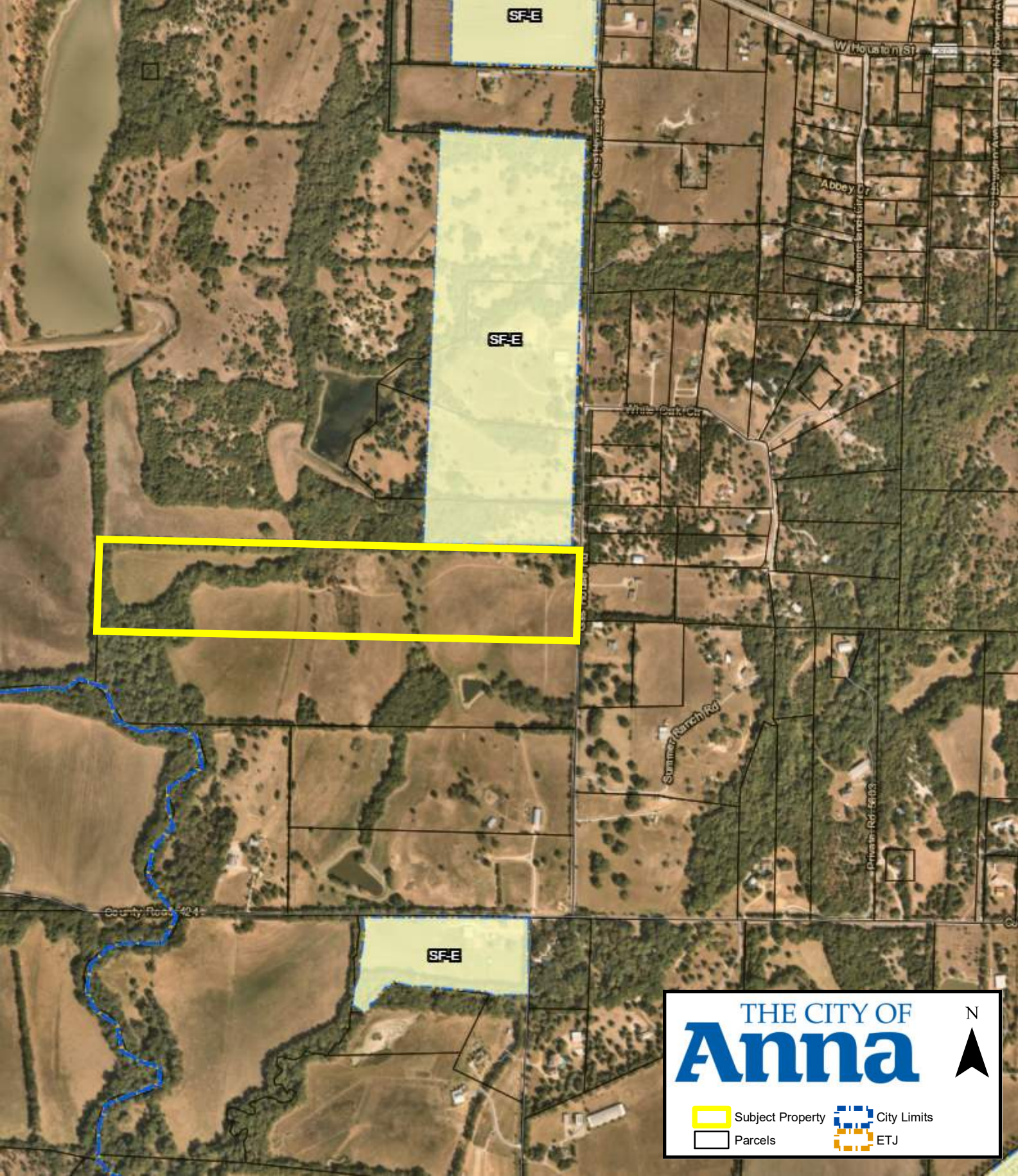
Adjourn

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:05 pm.

_____
Donald Henke
Planning and Zoning Commission Vice-Chairman

ATTEST:

_____


SF-E
SF-E
SF-E
W Houston St
Abbey Dr
Summer Ranch Rd
Private Rd 5803
County Road 484
THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Development Plat: Lazy S Acres, Block A, Lot 1

Applicant: Carol Skrabanek Barrows Trust

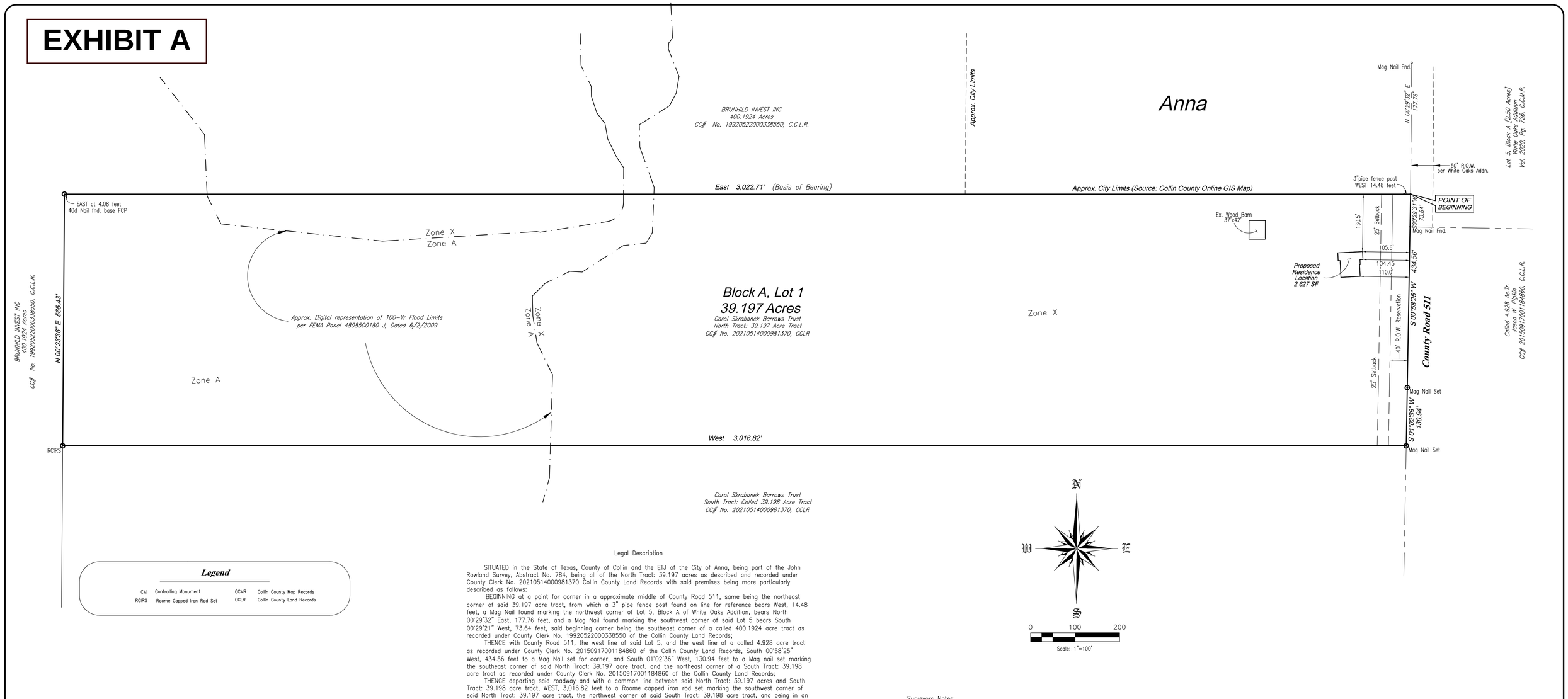
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Lazy S Acres, Block A, Lot 1, Development Plat.

SUMMARY:
Single-family residence on one lot on 39.2± acres located on the west side of County Road 511, 1,200± feet north of County Road 424. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
Locator
Exhibit

EXHIBIT A



Legend

CM	Controlling Monument	CCMR	Collin County Map Records
RCIRS	Roome Capped Iron Rod Set	CCLR	Collin County Land Records

Legal Description

SITUATED in the State of Texas, County of Collin and the ETJ of the City of Anna, being part of the John Rowland Survey, Abstract No. 784, being all of the North Tract: 39.197 acres as described and recorded under County Clerk No. 20210514000981370 Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a point for corner in a approximate middle of County Road 511, same being the northeast corner of said 39.197 acre tract, from which a 3" pipe fence post found on line for reference bears West, 14.48 feet, a Mag Nail found marking the northwest corner of Lot 5, Block A of White Oaks Addition, bears North 00°29'32" East, 177.76 feet, and a Mag Nail found marking the southwest corner of said Lot 5 bears South 00°29'21" West, 73.64 feet, said beginning corner being the southeast corner of a called 400.1924 acre tract as recorded under County Clerk No. 19920522000338550 of the Collin County Land Records;

THENCE with County Road 511, the west line of said Lot 5, and the west line of a called 4.928 acre tract as recorded under County Clerk No. 20150917001184860 of the Collin County Land Records, South 00°58'25" West, 434.56 feet to a Mag Nail set for corner, and South 01°02'36" West, 130.94 feet to a Mag nail set marking the southeast corner of said North Tract: 39.197 acre tract, and the northeast corner of a South Tract: 39.198 acre tract as recorded under County Clerk No. 20150917001184860 of the Collin County Land Records;

THENCE departing said roadway and with a common line between said North Tract: 39.197 acres and South Tract: 39.198 acre tract, WEST, 3,016.82 feet to a Roome capped iron rod set marking the southwest corner of said North Tract: 39.197 acre tract, the northwest corner of said South Tract: 39.198 acre tract, and being in an east line of the aforementioned called 400.1924 acre tract;

THENCE with the west line of said North Tract: 39.197 acres and an east line of said 400.1924 acre tract, North 00°23'36" East, 565.43 feet to a point marking the northwest corner of said North Tract: 39.197 acres, an ell corner of said 400.1924 acre tract, from which a 60d nail found at the base of a wood fence corner post bears EAST, 4.08 feet;

THENCE with the north line of said North Tract: 39.197 acre tract, the south line of said 400.1924 acre tract, EAST (Basis of Bearing), passing at 4.08 feet said 40d nail at the base of a wood fence corner post, and continuing for a total distance of 3,018.62 feet to the place of beginning and containing 39.197 acres of land.

Flood Note

The subject property falls in Zone X and Zone A (BFE – No Base Flood Elevation determined) according to the Flood Insurance Rate Maps, Panel No. 48085C180 J. dated 6/3/2009, as published by the Federal Emergency Management Agency.

Surveyor's Certificate

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

_____
Registered Professional Land Surveyor
Registration No. 4051

BEFORE ME, the under signed authority, a Notary Public in and for siad County and State, on this day personally appeared F.E. Bemenderfer Jr., 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.

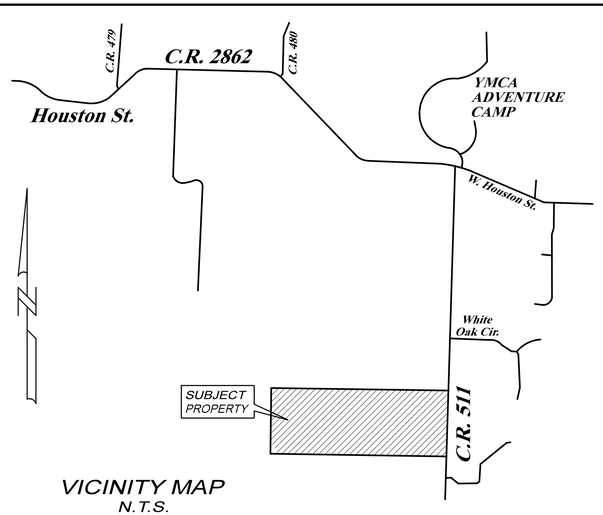
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2021.

_____
NOTARY PUBLIC in and for Collin County

My Commission Expires: _____

Surveyors Notes:

1. 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.
2. Surveyor did not abstract for subject property. This survey is subject to all easements of record.
3. This plat was performed without the benefit of a title commitment.
4. This plat is being provided solely for the use of the current properties and not to be used without written permission of the undersigned surveyor.
5. The Basis of Bearing is the vesting deed for the subject property as recorded under County Clerk No. 20210514000981370 Collin County Land Records.
6. As noted on the survey the subject property is affected by a Special Flood Hazard Area.



VICINITY MAP
N.T.S.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

Owner
Carol Skrabanek Barrows Trust
9224 Clearhurst Drive
Dallas, Texas 75238
Ph: 214-500-8127

Surveyor
Roome Land Surveying, Inc.
P.O. Box 941647
Plano, TX 75094
Preparer: Fred Bemenderfer
972-423-4372
Firm No. 10013100

Development Plat

Lazy S Acres

Block A, Lot 1
Being 39.197 Acres
John Rowland Survey, Abstract No. 784
City of Anna ETJ
Collin County, Texas
October 6, 2021

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

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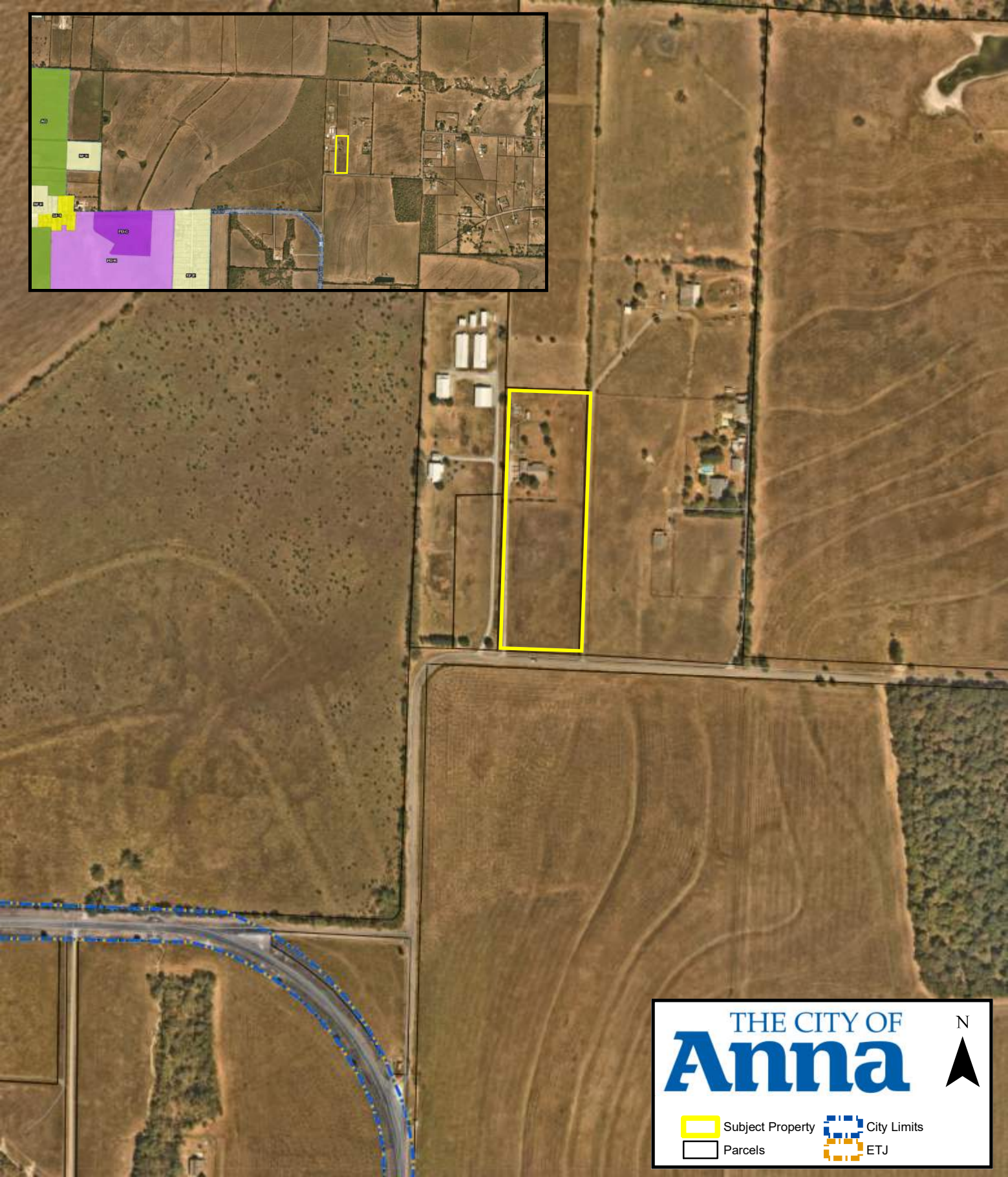

THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Turner Addition, Block A, Lots 1, 2, & 3

Applicant: Joseph & Beverly Turner

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Turner Addition, Block A, Lots 1, 2, & 3, Final Plat.

SUMMARY:
Three lots on 5.0± acres located on the north side of County Road 424, 1,500± feet northeast of the intersection of County Road 424 and Farm-to-Market 455. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

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

ATTACHMENTS:
Locator
Exhibit

NOTES:

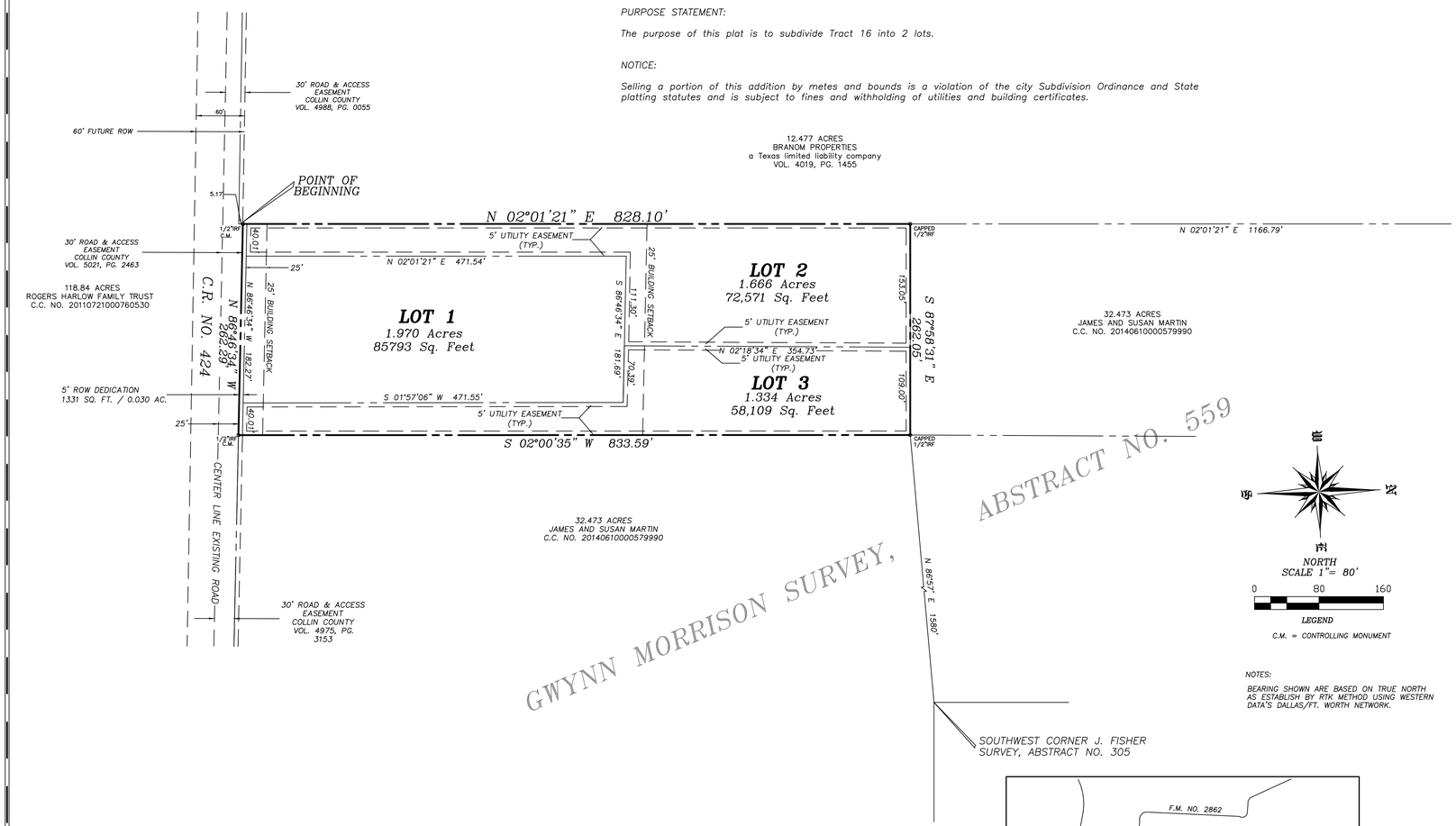
1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2021, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide Tract 16 into 2 lots.

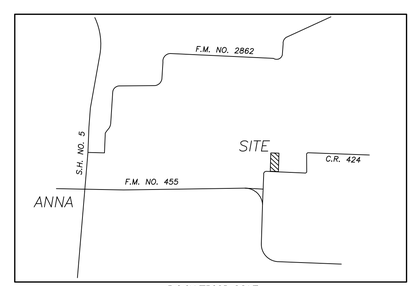
NOTICE:

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.



NOTES:

BEARING SHOWN ARE BASED ON TRUE NORTH AS ESTABLISH BY RTK METHOD USING WESTERN DATA'S DALLAS/FT. WORTH NETWORK.



LOCATION MAP
NOT TO SCALE

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS Joe Turner and wife Beverly Turner are the owners of a tract of land situated in the Gwynn Morrison Survey, Abstract No. 559, Collin County, Texas and being all of a 5.000 acre tract conveyed to Joe Turner and wife Beverly Turner as recorded in County Clerk's No. 20160128000101100, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod found at the southwest corner of said 12.49 acre tract in the north ROW line of County Road No. 424, said iron rod being N 02°01'21" E a distance of 5.17' from a 1/2" iron rod found for the southeast corner of a 12.477 acre tract conveyed to Branom Properties as recorded in Volume 4019, Page 1455, D.R.C.C.T.;

THENCE N 02°01'21" E following the west line of said 12.49 acre tract a distance of 828.10' to a capped 1/2" iron rod found for corner;

THENCE S 87°58'31" E a distance of 262.05' to a capped 1/2" iron rod found for corner;

THENCE S 02°00'35" W a distance of 833.59' to a 1/2" iron rod found for corner in the north ROW line of said C.R. No. 424;

THENCE N 86°46'34" W a distance of 262.29' to the POINT OF BEGINNING, and containing 217,800 Square Feet or 5.000 Acres of land.

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Joseph and Beverly Turner, do hereby adopt this plat designating the hereinabove described property as TURNER ADDITION, BLOCK A, LOTS 1, 2 AND 3 an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of Anna and all public utilities constructing, recon– structing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS MY HAND at Anna, Texas, this ____ day of _____, 2021.

_____ _____
JOSEPH TURNER BEVERLY TURNER

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Joseph Turner, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of_____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Beverly Turner known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of_____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Accepted this _____ day of_____, 2021, by the City Council of the City of Anna, Texas.

_____ _____
Mayor City Secretary

Health Department Certification:

I hereby certify that the on–site sewage facilities described on this plat conform to the applicable OSSF laws of the State 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

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID J. SURDUKAN, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Anna, Collin County, Texas.

_____
DAVID J. SURDUKAN R.P.L.S. NO. 4613

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared DAVID J. SURDUKAN, 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.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

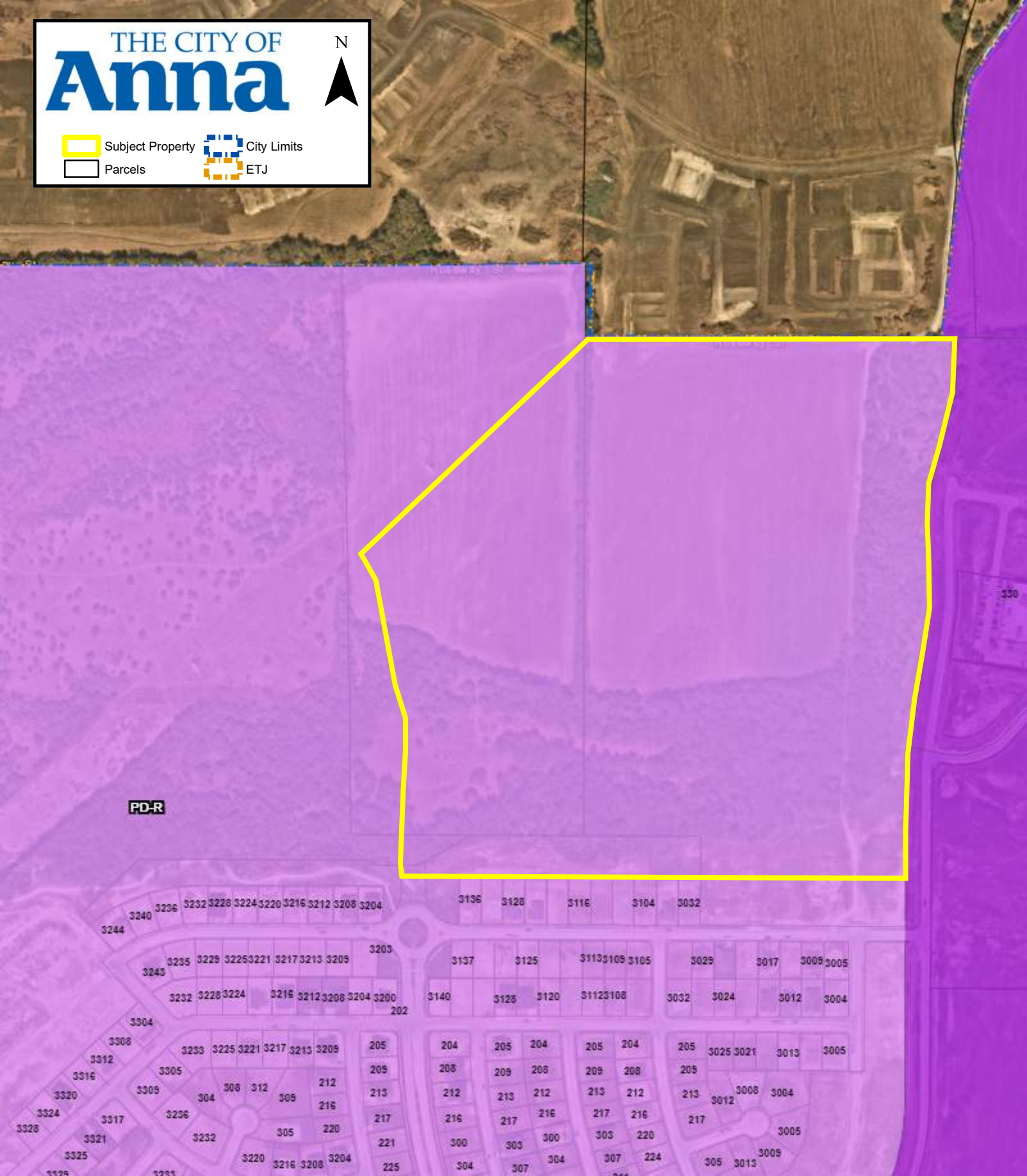
FINAL PLAT
TURNER ADDITION
BLOCK A, LOTS 1, 2 AND 3
BEING 5.000 ACRES OUT OF THE GWYNN MORRISON SURVEY
ABSTRACT NO. 559
COLLIN COUNTY, TEXAS

OWNER
JOSEPH AND BEVERLY TURNER
3883 C.R. NO. 424
ANNA, TEXAS 75409
(214) 450–0873

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924–8200

EXHIBIT A

SCALE 1" = 80' DATE: OCTOBER 6, 2021 JOB No. 2010–56


THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ
PD-R

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: The Villages of Hurricane Creek, Phase 2

Applicant: CADG Hurricane Creek, LLC

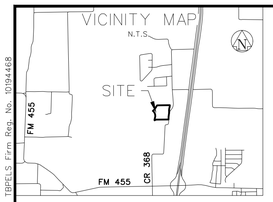
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 2, Final Plat.

SUMMARY:
267 single-family residential lots and 6 common area lots on 56.2± acres located on the west side of Standridge Boulevard, 310± feet north of Creek Meadow 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 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:
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:
Locator
Exhibit

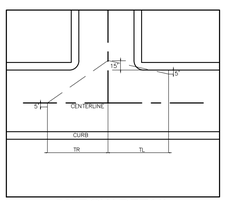


LEGEND

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
WME	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE

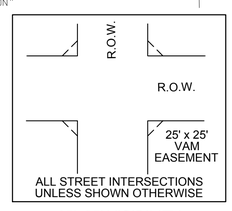
N W E S

0 50 100 200
GRAPHIC SCALE IN FEET

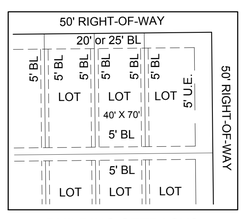


50' ROW DETAIL
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION
(TYP.) N.T.S.

MPH	T
30	110+200=310
35	130+250=380
40	130+325=475
45	165+400=565
50	190+475=665



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



BUILDING SETBACKS
50' REAR ENTRY
(TYP.) N.T.S.

EXHIBIT A

OWNER
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

A FINAL PLAT OF THE VILLAGES OF HURRICANE CREEK - PHASE 2

56.238 ACRES TOTAL
267 RESIDENTIAL LOTS,
6 COMMON AREA LOTS
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

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 48085C0155J EFFECTIVE DATE JUNE 6, 2009.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

Revisions:	
Job #:	CEN18001
Drawn By:	MRY
Checked By:	CSR
Date:	10/25/2021
Scale:	1" = 100'

A FINAL PLAT OF VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2
267 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS
11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PH # 469-213-1800

SHEET 1 OF 3 SHEETS

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TBPELS Firm Reg. No. 10194468
DWG NAME: C:\USERS\MYGST\DESKTOP\CEN18001_PA2F.DWG

Copyright © 2021 Peloton Land Solutions, Inc.
TBPELS Firm Reg. No. 10194468

LEGAL DESCRIPTION:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NUMBER 105 AND THE W.S. RATTAN SURVEY, ABSTRACT NUMBER 752, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CADG HURRICANE CREEK, LLC KNOWN AS TRACT 2 RECORDED IN INSTRUMENT NUMBER 20150529000631020 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 A TRACT OF LAND TO MM ANNA 325, LLC TRACT 1 RECORDED IN INSTRUMENT NUMBER 20190411000386110 AND BEING THE NORTHWEST CORNER OF ONE ANNA TWO ADDITION RECORDED IN INSTRUMENT NUMBER 20210607010002180 OF SAID O.P.R.C.C.T.

THENCE DEPARTING THE SOUTH LINE OF SAID MM ANNA TRACT FOLLOWING THE WEST LINE OF SAID ONE ANNA TWO ADDITION TRACT AND BEING THE WEST LINE OF STANDRIDGE BOULEVARD (A CALLED 80' RIGHT-OF-WAY) THE FOLLOWING BEARINGS AND DISTANCES:

S 02° 05' 48" E, 55.77 TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 205.60 FEET, THROUGH A CENTRAL ANGLE OF 16° 49' 44", HAVING A RADIUS OF 700.00 FEET, AND A LONG CHORD WHICH BEARS S 06° 27' 08" W, 204.87 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 14° 47' 37" W, 121.39 FEET TO A 1/2 INCH IRON ROD FOUND AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 205.59 FEET, THROUGH A CENTRAL ANGLE OF 16° 49' 39", HAVING A RADIUS OF 700.00 FEET, AND A LONG CHORD WHICH BEARS S 06° 28' 09" W, 204.85 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 02° 00' 44" E, 201.29 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 116.43 FEET, THROUGH A CENTRAL ANGLE OF 09° 31' 48", HAVING A RADIUS OF 699.99 FEET, AND A LONG CHORD WHICH BEARS S 02° 49' 59" W, 116.30 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 07° 36' 10" W, 394.08 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.69 FEET, THROUGH A CENTRAL ANGLE OF 08° 19' 23", HAVING A RADIUS OF 700.03 FEET, AND A LONG CHORD WHICH BEARS S 03° 23' 47" W, 101.60 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 00° 46' 53" E, 187.26 FEET TO THE NORTHEAST CORNER OF THE VILLAGES OF HURRICANE CREEK, PHASE 1 RECORDED IN INSTRUMENT NUMBER 20210120001267OO OF SAID O.P.R.C.C.T;

THENCE FOLLOWING THE NORTH LINE OF SAID HURRICANE CREEK, PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES:

S 89° 13' 07" W, 1,391.48 FEET;

S 59° 26' 33" W, 165.35 FEET:

THENCE DEPARTING SAID NORTH LINE OF SAID HURRICANE CREEK, PHASE 1 OVER AND ACROSS SAID TRACT 2 THE FOLLOWING BEARINGS AND DISTANCES:

N 00° 46' 53" W, 38.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, 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 N 05° 37' 43" E, 111.64 FEET;

N 12° 02' 18" E, 192.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, 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 N 17° 20' 48" W, 716.38 FEET;

N 46° 43' 54" W, 32.41 FEET;

N 46° 18' 49" E, 276.60 FEET;

N 32° 16' 49" E, 500.47 FEET;

THENCE N 89° 04' 42" E, 1382.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,449,716 SQUARE FEET OR 56.238 ACRES 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 0.999874745355.
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. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
10. COLLIN COUNTY WILL NOT 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 "PELOTON" SET, UNLESS NOTED OTHERWISE.
12. LOT CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELOTON" 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. ALL FENCE, DRAINAGE, AND RETAINING WALL MAINTENANCE EASEMENTS ARE THE RESPONSIBILITY OF THE HOA.

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 2, 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 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: 10/25/2021_____
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: _____

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

_____
MAYOR

_____
CITY SECRETARY

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°49'11"	500.00'	111.87'	N05°37'43"E	111.64'
C2	58°46'11"	730.00'	748.78'	N17°20'48"W	716.38'
C3	16°49'44"	700.00'	205.60'	S06°27'08"W	204.87'
C4	16°49'39"	700.00'	205.59'	S06°28'09"W	204.85'
C5	9°31'48"	699.99'	116.43'	S02°49'59"W	116.30'
C6	8°19'23"	700.03'	101.69'	S03°23'47"W	101.60'
C7	17°01'19"	175.00'	51.99'	N06°27'35"E	51.80'
C8	16°58'59"	1125.00'	333.46'	N06°28'45"E	332.24'
C9	9°36'54"	575.00'	96.49'	N02°47'43"E	96.38'
C10	16°22'11"	396.77'	113.36'	N82°43'25"W	112.97'
C11	56°47'53"	150.00'	148.70'	S60°40'46"W	142.68'
C12	22°14'32"	390.00'	151.40'	S43°24'05"W	150.45'
C13	7°15'36"	300.00'	38.01'	S87°17'30"E	37.99'
C14	41°36'32"	225.00'	163.40'	S70°07'02"E	159.83'
C15	46°48'07"	250.00'	204.21'	S25°51'50"E	198.58'
C16	33°26'27"	400.00'	233.46'	N73°58'58"W	230.16'
C17	8°27'17"	575.00'	84.85'	S36°30'28"W	84.77'
C18	31°58'19"	575.00'	320.86'	S16°17'40"W	316.71'
C19	11°51'35"	875.22'	181.16'	S06°06'27"W	180.84'
C20	15°09'37"	600.00'	158.76'	S82°06'41"E	158.30'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	17°28'52"	1245.00'	379.85'	S83°16'18"E	378.38'
C22	80°23'32"	50.00'	70.16'	N47°47'30"E	64.54'
C23	9°36'28"	600.00'	100.61'	N02°47'30"E	100.49'
C24	9°36'28"	268.57'	45.04'	N87°12'30"W	44.98'
C25	15°25'55"	975.00'	262.60'	N84°17'47"W	261.81'
C26	3°11'53"	1000.00'	55.82'	N11°49'14"E	55.81'
C27	80°00'20"	10.50'	14.66'	N32°24'00"W	13.50'
C28	20°54'15"	50.00'	18.24'	N02°48'59"W	18.14'
C29	21°33'55"	50.00'	18.82'	S81°13'47"E	18.71'
C30	80°00'25"	10.50'	14.66'	N27°57'53"W	13.50'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°24'31"W	25.00'
L2	N75°09'23"W	24.03'
L3	S54°31'21"W	35.25'
L4	S49°18'46"E	49.95'
L5	S77°57'43"E	25.00'
L6	N54°19'09"E	32.47'
L7	N82°24'16"W	16.21'
L8	N76°34'50"W	13.69'
L9	S80°38'03"E	61.39'
L10	S89°17'48"W	60.46'

LINE TABLE		
NO.	BEARING	LENGTH
L11	N40°27'07"E	75.06'
L12	S21°15'39"W	50.94'
L13	N07°48'14"E	64.25'
L14	N89°17'48"E	65.49'
L15	N87°59'16"E	71.96'
L16	N06°02'10"E	35.54'
L17	N04°24'41"W	14.79'
L18	N07°35'22"E	35.53'
L19	N02°00'44"W	57.06'

EXHIBIT A

OWNER
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

A FINAL PLAT OF
THE VILLAGES OF
HURRICANE CREEK -
PHASE 2

56.238 ACRES TOTAL
267 RESIDENTIAL LOTS,
6 COMMON AREA LOTS
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:	
Job #:	CEN18001
Drawn By:	MRY
Checked By:	CSR
Date:	10/25/2021
Scale:	N/A

A FINAL PLAT OF VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2
56.238 ACRES TOTAL
267 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

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

SHEET 2 OF 3 SHEETS

DWG NAME: C:\USERS\MYOST\DESKTOP\CEN18001_PA2F.DWG

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK A, LOT 1	9707	0.22
BLOCK A, LOT 2	8655	0.20
BLOCK A, LOT 3	7785	0.18
BLOCK A, LOT 4	6788	0.16
BLOCK A, LOT 5	6092	0.14
BLOCK A, LOT 6	5830	0.13
BLOCK A, LOT 6X	1416	0.03
BLOCK A, LOT 7	5830	0.13
BLOCK A, LOT 8	5830	0.13
BLOCK A, LOT 9	5830	0.13
BLOCK A, LOT 10	5830	0.13
BLOCK A, LOT 11	5830	0.13
BLOCK A, LOT 12	6364	0.15
BLOCK A, LOT 13	7866	0.18
BLOCK A, LOT 14	9297	0.21
BLOCK A, LOT 15	7416	0.17
BLOCK A, LOT 16	5529	0.13
BLOCK A, LOT 17	5500	0.13
BLOCK A, LOT 18	6050	0.14
BLOCK B, LOT 1	4950	0.11
BLOCK B, LOT 2	4400	0.10
BLOCK B, LOT 3	4400	0.10
BLOCK B, LOT 4	4400	0.10
BLOCK B, LOT 5	4400	0.10
BLOCK B, LOT 6	4400	0.10

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK B, LOT 7	4400	0.10
BLOCK B, LOT 8	4400	0.10
BLOCK B, LOT 9	4400	0.10
BLOCK B, LOT 10	4400	0.10
BLOCK B, LOT 11	4400	0.10
BLOCK B, LOT 12	4400	0.10
BLOCK B, LOT 13	4400	0.10
BLOCK B, LOT 14	4400	0.10
BLOCK B, LOT 15	4400	0.10
BLOCK B, LOT 16	4400	0.10
BLOCK B, LOT 17	4400	0.10
BLOCK B, LOT 18	4400	0.10
BLOCK B, LOT 19	4760	0.11
BLOCK B, LOT 20	4982	0.11
BLOCK B, LOT 21	6289	0.14
BLOCK C, LOT 1	5749	0.13
BLOCK C, LOT 2	6074	0.14
BLOCK C, LOT 3	6216	0.14
BLOCK C, LOT 4	6386	0.15
BLOCK C, LOT 4X	17113	0.39
BLOCK C, LOT 5	6392	0.15
BLOCK C, LOT 6	6212	0.14
BLOCK C, LOT 7	6025	0.14
BLOCK C, LOT 8	5885	0.14
BLOCK C, LOT 9	5792	0.13

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK C, LOT 10	5567	0.13
BLOCK C, LOT 11	6125	0.14
BLOCK D, LOT 1	4393	0.10
BLOCK D, LOT 2	4400	0.10
BLOCK D, LOT 2X	2928	0.07
BLOCK D, LOT 3	4400	0.10
BLOCK D, LOT 3X	14598	0.34
BLOCK D, LOT 4	4400	0.10
BLOCK D, LOT 5	4400	0.10
BLOCK D, LOT 6	4400	0.10
BLOCK D, LOT 7	4400	0.10
BLOCK D, LOT 8	4400	0.10
BLOCK D, LOT 9	4400	0.10
BLOCK D, LOT 10	4400	0.10
BLOCK D, LOT 11	4400	0.10
BLOCK D, LOT 12	4400	0.10
BLOCK D, LOT 13	4400	0.10
BLOCK D, LOT 14	4400	0.10
BLOCK D, LOT 15	4400	0.10
BLOCK D, LOT 16	4400	0.10
BLOCK D, LOT 17	4400	0.10
BLOCK D, LOT 18	4400	0.10
BLOCK D, LOT 19	4400	0.10
BLOCK D, LOT 20	4400	0.10
BLOCK D, LOT 21	4733	0.11

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK D, LOT 22	4683	0.11
BLOCK D, LOT 23	5721	0.13
BLOCK D, LOT 24	6385	0.15
BLOCK D, LOT 25	5986	0.14
BLOCK D, LOT 26	5500	0.13
BLOCK D, LOT 27	5500	0.13
BLOCK D, LOT 28	5500	0.13
BLOCK D, LOT 29	5500	0.13
BLOCK D, LOT 30	5500	0.13
BLOCK D, LOT 31	5500	0.13
BLOCK D, LOT 32	5500	0.13
BLOCK D, LOT 33	5500	0.13
BLOCK D, LOT 34	5500	0.13
BLOCK D, LOT 35	5500	0.13
BLOCK D, LOT 36	5500	0.13
BLOCK D, LOT 37	5500	0.13
BLOCK E, LOT 1	8266	0.19
BLOCK E, LOT 2	7249	0.17
BLOCK E, LOT 3	7144	0.16
BLOCK E, LOT 4	6236	0.14
BLOCK E, LOT 5	6168	0.14
BLOCK E, LOT 6	6179	0.14
BLOCK E, LOT 7	6189	0.14
BLOCK E, LOT 8	6200	0.14
BLOCK E, LOT 9	6211	0.14

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK E, LOT 10	6222	0.14
BLOCK E, LOT 11	6232	0.14
BLOCK E, LOT 12	6243	0.14
BLOCK E, LOT 13	6254	0.14
BLOCK E, LOT 14	6264	0.14
BLOCK E, LOT 15	6251	0.14
BLOCK E, LOT 16	7069	0.16
BLOCK E, LOT 17	6713	0.15
BLOCK E, LOT 18	5980	0.14
BLOCK E, LOT 19	5980	0.14
BLOCK E, LOT 20	5980	0.14
BLOCK E, LOT 21	5980	0.14
BLOCK E, LOT 22	5980	0.14
BLOCK E, LOT 23	5980	0.14
BLOCK E, LOT 24	5980	0.14
BLOCK E, LOT 25	5980	0.14
BLOCK E, LOT 26	5980	0.14
BLOCK E, LOT 27	5980	0.14
BLOCK E, LOT 28	5980	0.14
BLOCK E, LOT 29	5980	0.14
BLOCK E, LOT 30	5980	0.14
BLOCK E, LOT 31	6762	0.16
BLOCK E, LOT 32	7042	0.16
BLOCK E, LOT 33	7408	0.17
BLOCK E, LOT 34	7582	0.17

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK F, LOT 1	10765	0.25
BLOCK F, LOT 2	6956	0.16
BLOCK F, LOT 3	6209	0.14
BLOCK F, LOT 4	5804	0.13
BLOCK F, LOT 5	5500	0.13
BLOCK F, LOT 5X	4189	0.10
BLOCK F, LOT 6	5500	0.13
BLOCK F, LOT 7	5500	0.13
BLOCK F, LOT 8	5500	0.13
BLOCK F, LOT 9	5500	0.13
BLOCK F, LOT 10	5500	0.13
BLOCK F, LOT 11	5500	0.13
BLOCK F, LOT 12	5679	0.13
BLOCK F, LOT 13	6855	0.16
BLOCK F, LOT 14	9273	0.21
BLOCK F, LOT 15	7491	0.17
BLOCK F, LOT 16	5882	0.14
BLOCK F, LOT 17	5997	0.14
BLOCK F, LOT 18	5848	0.13
BLOCK F, LOT 19	5565	0.13
BLOCK F, LOT 20	5500	0.13
BLOCK F, LOT 21	5500	0.13
BLOCK F, LOT 22	5500	0.13
BLOCK F, LOT 23	5531	0.13
BLOCK F, LOT 24	5826	0.13

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK F, LOT 25	6119	0.14
BLOCK F, LOT 26	6689	0.15
BLOCK F, LOT 27	7569	0.17
BLOCK F, LOT 28	8751	0.20
BLOCK F, LOT 29	8045	0.18
BLOCK F, LOT 30	6779	0.16
BLOCK F, LOT 31	5897	0.14
BLOCK F, LOT 32	6710	0.15
BLOCK G, LOT 1	7216	0.17
BLOCK G, LOT 2	5743	0.13
BLOCK G, LOT 3	6363	0.15
BLOCK G, LOT 4	7106	0.16
BLOCK G, LOT 5	7218	0.17
BLOCK G, LOT 6	7110	0.16
BLOCK G, LOT 7	7118	0.16
BLOCK G, LOT 8	6890	0.16
BLOCK G, LOT 9	6204	0.14
BLOCK G, LOT 10	6473	0.15
BLOCK G, LOT 11	7369	0.17
BLOCK G, LOT 12	6555	0.15
BLOCK G, LOT 13	6800	0.16
BLOCK G, LOT 14	7046	0.16
BLOCK G, LOT 15	6997	0.16
BLOCK G, LOT 16	6653	0.15
BLOCK G, LOT 17	6308	0.14

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK G, LOT 18	5964	0.14
BLOCK G, LOT 19	9009	0.21
BLOCK H, LOT 1	7543	0.17
BLOCK H, LOT 2	5950	0.14
BLOCK H, LOT 3	5950	0.14
BLOCK H, LOT 4	5950	0.14
BLOCK H, LOT 5	5950	0.14
BLOCK H, LOT 6	5950	0.14
BLOCK H, LOT 7	5950	0.14
BLOCK H, LOT 8	5950	0.14
BLOCK H, LOT 9	5950	0.14
BLOCK H, LOT 10	7063	0.16
BLOCK H, LOT 11	7040	0.16
BLOCK H, LOT 12	6153	0.14
BLOCK H, LOT 13	6216	0.14
BLOCK H, LOT 14	6279	0.14
BLOCK H, LOT 15	6342	0.15
BLOCK H, LOT 16	6405	0.15
BLOCK H, LOT 17	6736	0.15
BLOCK H, LOT 18	6627	0.15
BLOCK H, LOT 19	6380	0.15
BLOCK H, LOT 20	7053	0.16
BLOCK J, LOT 1	6840	0.16
BLOCK J, LOT 2	6102	0.14
BLOCK J, LOT 3	6102	0.14

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK J, LOT 4	6129	0.14
BLOCK J, LOT 5	6091	0.14
BLOCK J, LOT 6	5940	0.14
BLOCK J, LOT 7	5940	0.14
BLOCK J, LOT 8	5940	0.14
BLOCK J, LOT 9	5940	0.14
BLOCK J, LOT 10	7501	0.17
BLOCK J, LOT 11	6891	0.16
BLOCK J, LOT 12	5500	0.13
BLOCK J, LOT 13	5500	0.13
BLOCK J, LOT 14	5500	0.13
BLOCK J, LOT 15	5500	0.13
BLOCK J, LOT 16	5648	0.13
BLOCK J, LOT 17	5700	0.13
BLOCK J, LOT 18	5729	0.13
BLOCK J, LOT 19	5732	0.13
BLOCK J, LOT 20	5733	0.13
BLOCK J, LOT 21	6362	0.15
BLOCK K, LOT 1	6551	0.15
BLOCK K, LOT 1X	349243	8.02
BLOCK K, LOT 2	5824	0.13
BLOCK K, LOT 3	5668	0.13
BLOCK K, LOT 4	5500	0.13
BLOCK K, LOT 5	5783	0.13
BLOCK K, LOT 6	8756	0.20

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK K, LOT 7	8476	0.19
BLOCK K, LOT 8	6514	0.15
BLOCK K, LOT 9	6409	0.15
BLOCK K, LOT 10	6682	0.15
BLOCK K, LOT 11	6428	0.15
BLOCK K, LOT 12	5989	0.14
BLOCK K, LOT 13	5785	0.13
BLOCK K, LOT 14	5693	0.13
BLOCK K, LOT 15	5653	0.13
BLOCK K, LOT 16	5631	0.13
BLOCK K, LOT 17	5631	0.13
BLOCK K, LOT 18	5631	0.13
BLOCK K, LOT 19	5589	0.13
BLOCK K, LOT 20	5504	0.13
BLOCK K, LOT 21	5500	0.13
BLOCK K, LOT 22	5500	0.13
BLOCK K, LOT 23	5673	0.13
BLOCK K, LOT 24	5769	0.13
BLOCK K, LOT 25	5714	0.13
BLOCK K, LOT 26	5632	0.13
BLOCK K, LOT 27	5677	0.13
BLOCK K, LOT 28	5522	0.13
BLOCK K, LOT 29	5499	0.13
BLOCK K, LOT 30	5499	0.13
BLOCK K, LOT 31	5499	0.13

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK K, LOT 32	5539	0.13
BLOCK K, LOT 33	5817	0.13
BLOCK K, LOT 34	5984	0.14
BLOCK K, LOT 35	5750	0.13
BLOCK K, LOT 36	6437	0.15
BLOCK K, LOT 37	6411	0.15
BLOCK K, LOT 38	6146	0.14
BLOCK K, LOT 39	6016	0.14
BLOCK K, LOT 40	5500	0.13
BLOCK K, LOT 41	5500	0.13
BLOCK K, LOT 42	5500	0.13
BLOCK K, LOT 43	5500	0.13
BLOCK K, LOT 44	5500	0.13
BLOCK K, LOT 45	5527	0.13
BLOCK K, LOT 46	6176	0.14
BLOCK K, LOT 47	5501	0.13
BLOCK K, LOT 48	5501	0.13
BLOCK K, LOT 49	5501	0.13
BLOCK K, LOT 50	5500	0.13
BLOCK K, LOT 51	5571	0.13
BLOCK K, LOT 52	5766	0.13
BLOCK K, LOT 53	5721	0.13
BLOCK K, LOT 54	6163	0.14
ROW	470022	10.79

EXHIBIT A

OWNER
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

A FINAL PLAT OF
THE VILLAGES OF
HURRICANE CREEK -
PHASE 2

56.238 ACRES TOTAL
267 RESIDENTIAL LOTS,
6 COMMON AREA LOTS
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:

Job #:	CEN18001
Drawn By:	MRY
Checked By:	CSR
Date:	10/25/2021
Scale:	N/A

A FINAL PLAT OF VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 2
56.238 ACRES TOTAL
267 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

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

SHEET
3
OF 3 SHEETS

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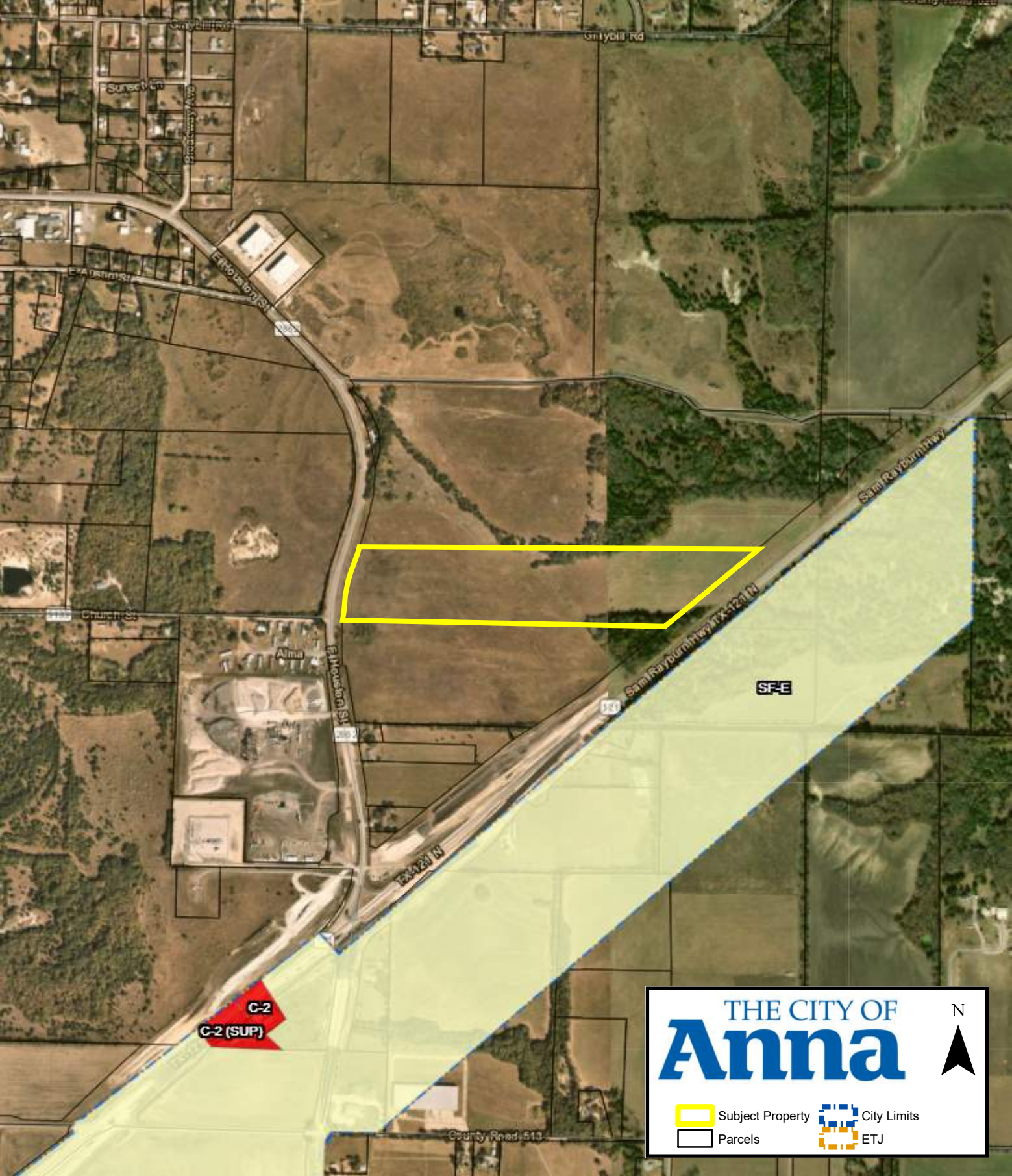
DWG NAME: C:\USERS\MYCST\DESKTOP\CEN18001-PA2F.DWG


Grybill Rd
Sunset Ln
E Houston St
E Church St
Alma
Sam Rayburn Hwy
TX-121 N
SF-E
C-2
C-2 (SUP)
County Road 513
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Anna Storage Addition, Block A, Lot 1

Applicant: Cody Neef

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna Storage Addition, Block A, Lot 1, Final Plat.

SUMMARY:
Self-storage on one lot on 25.0± acres located on the west side of State Highway 121, 1,370± feet south of County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

The applicant has requested a 30-day extension as they continue to make alterations to the proposed plans and work through staff's comments.

RECOMMENDATION:
Staff recommends that the Planning & Zoning Commission approve the applicants request for a 30-day extension.

ATTACHMENTS:
Locator
Extension Request

BAIRD, HAMPTON & BROWN
building partners

6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116
817.338.1277

October 26, 2021

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

Re: A-Affordable Boat and RV Storage Plat 30 Day Extension

Baird, Hampton, and Brown Engineering, on behalf of A-Affordable Boat and RV Storage, would like to request a 30-day extension to Section 212.009 of the Texas Local Government Code for the above referenced project and the respective applications.

Please contact me at 817-338-1277 or cwallace@bhbinc.com should you have any questions or concerns.

Sincerely,
Baird, Hampton & Brown

Chad Wallace, PE
Associate, Civil Engineer

EXHIBIT A

THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ
N STATE HIGHWAY 121
FM 2862
8145
SAM RAYBURN MEMORIAL HWY
C-2
7522
7504
C-2 (SUP)
7500
8261
COUNTY ROAD 513
COUNTY ROAD 513
SF-E
FM 2862

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Vaquero DG Westminster Addition, Block A, Lot 1

Applicant: Westminster 121 Associates

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Final Plat.

SUMMARY:
Department store on one lot on 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862. Zoned: General Commercial (C-2).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the development of a department store.

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

ATTACHMENTS:
Locator
Exhibit

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Westminster 121 Associates, a California General Partnership, is the owner of that tract of land situated in the Samuel Craft Jr. Survey, Abstract Number 165, City of Anna, Collin County, Texas, being a portion of that certain tract of land described in the deed to Westminster 121 Associates, a California General Partnership, recorded in Volume 3235, Page 715, Deed Records, Collin County, Texas; the subject tract is more particularly described as follows:

Beginning at a 5/8" capped rebar stamped "TXDOT ROW" found at the most northern southeast corner of a tract of land described as "Parcel 9" in the deed to the State of Texas recorded under Instrument Number 20190403000351130, Official Public Records, Collin County, Texas, from which the northeast corner of the said Westminster tract bears NORTH 35°30'34" WEST, a distance of 19.99 feet;

THENCE with the perimeter and to the corners of the said Parcel 9, and through the interior of the Westminster tract, the following calls:

1. NORTH 65°19'18" EAST, a distance of 124.66 feet to a 5/8" capped rebar stamped "TXDOT ROW";
2. NORTH 54°20'30" EAST, a distance of 215.42 feet to a found 5/8" capped rebar stamped "TXDOT ROW";
3. SOUTH 59°32'19" EAST, a distance of 40.48 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the left (concave east), having a radius of 5,619.58 feet, and a chord that bears SOUTH 07°32'28" WEST, a distance of 138.86 feet;
4. Southerly along said curve, an arc length of 138.87 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
5. SOUTH 08°15'06" WEST, a distance of 94.35 feet to a found 5/8" capped rebar stamped "TXDOT ROW";
6. SOUTH 03°03'25" WEST, a distance of 222.57 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the Westminster tract;

THENCE with the perimeter and to the corners of the Westminster tract, the following bearing and distances:

1. NORTH 89°33'28" WEST, a distance of 212.41 feet to a found 1/2 inch rebar with a damaged cap;
2. NORTH 48°38'02" WEST, a distance of 148.44 feet to a found 1/2 inch rebar;
3. NORTH 47°58'09" EAST, a distance of 151.11 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE NORTH 35°30'34" WEST, continuing with the perimeter of the Westminster tract, a distance of 117.04 feet returning to the Point of Beginning and enclosing 2.453 acres (±106, 839 Square Feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Westminster 121 Associates, a California General Partnership, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, ***Vaquero DG Westminster 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 or private utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by private utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that 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.

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

Witness my hand this the ____ day of _____, 20___.

By: Westminster 121 Associates, a California General Partnership

By: Randers Company , Its Managing General Partner

_____

Todd Lockway, President of Westgold Financial

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **Todd Lockway**, President of Westgold Financial, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ___ day of _____, 20____ .

_____

Notary Public in and for _____ County

SURVEYOR'S CERTIFICATION

I, Jewel Chadd, do hereby certify that this plat has been prepared from an actual and accurate field survey of the land under my personal supervision on May 26, 2021, and that all information shown is true and correct; and that all monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations 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.

_____

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

STATE OF TEXAS §

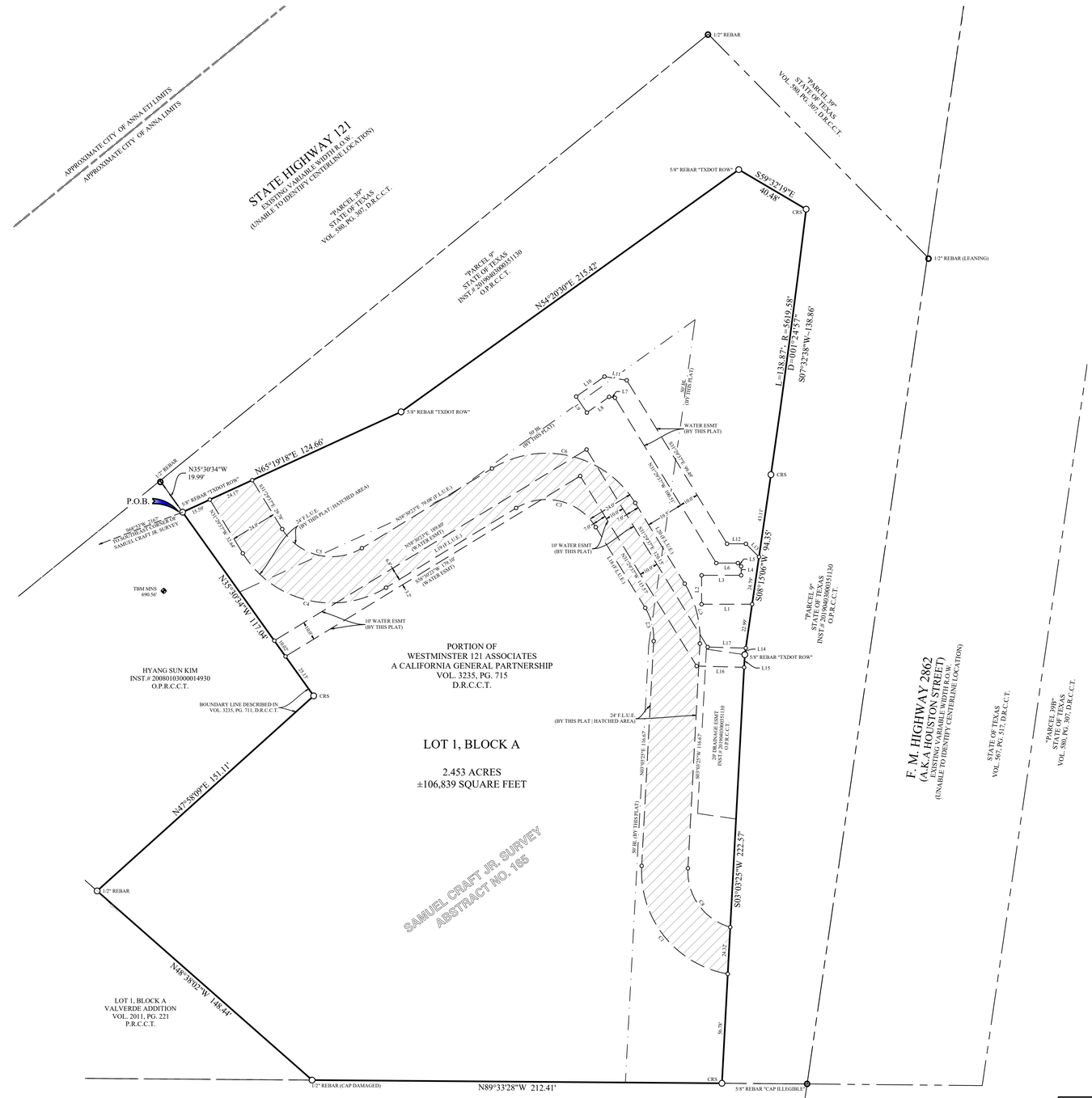
COUNTY OF TARRANT §

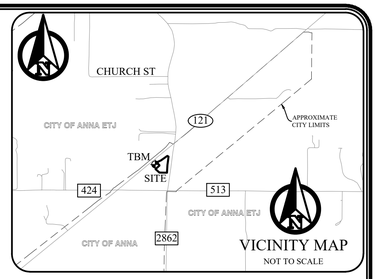
Before me, the undersigned authority, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____

Notary Public in and for Tarrant County





Line Data Table		
Line #	Bearing	Distance
L1	N90°00'00"W	26.21'
L2	N00°00'00"E	15.00'
L3	N90°00'00"E	20.50'
L4	N00°00'00"E	4.66'
L5	N45°00'00"W	2.36'
L6	N90°00'00"W	11.24'
L7	N80°39'30"W	3.04'
L8	S54°45'22"W	14.12'
L9	N33°47'27"W	10.00'
L10	N54°45'22"E	17.97'
L11	S80°39'30"E	11.72'
L12	N90°00'00"E	9.78'
L13	S45°00'00"E	9.61'
L14	S08°15'06"W	3.47'
L15	S03°03'25"W	6.56'
L16	N88°25'51"W	24.61'
L17	S88°25'51"E	19.76'
L18	N31°29'37"W	49.11'
L19	S58°30'23"W	79.08'
L20	S31°29'37"E	49.11'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	78.35'	54.00'	083°07'53"	N38°30'31"W	71.66'
C2	18.09'	30.00'	034°33'02"	N14°13'06"W	17.82'
C3	47.12'	30.00'	090°00'00"	N76°29'37"W	42.43'
C4	84.82'	54.00'	090°00'00"	N76°29'37"W	76.37'
C5	47.12'	30.00'	090°00'00"	S76°29'37"E	42.43'
C6	84.82'	54.00'	090°00'00"	S76°29'37"E	76.37'
C7	32.56'	54.00'	034°33'02"	S14°13'06"E	32.07'
C8	40.61'	30.00'	077°34'07"	S35°43'38"E	37.58'

LEGEND OF SYMBOLS

Fire Lane & Utility Easement (F.L.U.E.)

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
TBM Site benchmark
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFL/TxCS,'83,NCZ
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
P.R.C.C.T.	Plat Records of Collin County, Texas
O.P.R.C.C.T.	Official Public Records of Collin County, Texas
D.R.C.C.T.	Deed Records of Collin County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
R.O.W./A.K.A.	Right of Way/Also Known As
ETJ	Extraterritorial Jurisdiction
F.L.U.E.	Fire Lane & Utility Easement

GENERAL PLAT NOTES:

1. This property lies within ZONE(S) X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0180J, dated 2009/06/02, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.
2. Site benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete driveway located on the south side of State Highway 121, being located approximately 42 feet southwest from the northwest corner of the surveyed property, and approximately 773 feet southwesterly from the centerline intersection of State Highway 121 and F.M. Highway 2862 (a.k.a. Houston Street). Benchmark Elevation = 690.56'. (North American Vertical Datum of 1988 | Geoid 18)
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.

OWNER:
Westminster 121 Associates
a California general partnership
79687 Country Club Drive Suite 201
Bermuda Dunes, California 92203

PREPARED BY:
Jewel Chadd , R.P.L.S.
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

DEVELOPER:
Vaquero DG Westminster Partners, LP
2900 Wingate Street Suite 200
Fort Worth, TX 76107
Phone: (512) 983-1793

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

_____ Mayor, City of Anna

_____ City Secretary

FINAL PLAT
LOT 1, BLOCK A
VAQUERO DG WESTMINSTER ADDITION

BEING A 2.453 ACRES TRACT
SITUATED IN THE SAMUEL CRAFT JR. SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

PREPARED: OCTOBER 2021

EXHIBIT A

JPH LaNd Surveying, Inc.

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

JPH Job/Drawing No. (see below)
2021.022.033 DG 1.54 Ac. FM 2862, (Westminster), Collin Co., Tx - F.Plat.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ
N STATE HIGHWAY 121
FM 2862
8145
SAM RAYBURN MEMORIAL HWY
C-2
7522
7504
C-2 (SUP)
7500
8261
COUNTY ROAD 513
COUNTY ROAD 513
SF-E
FM 2862

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Site Plan: Vaquero DG Westminster Addition, Block A, Lot 1

Applicant: Westminster 121 Associates

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Site Plan.

SUMMARY:

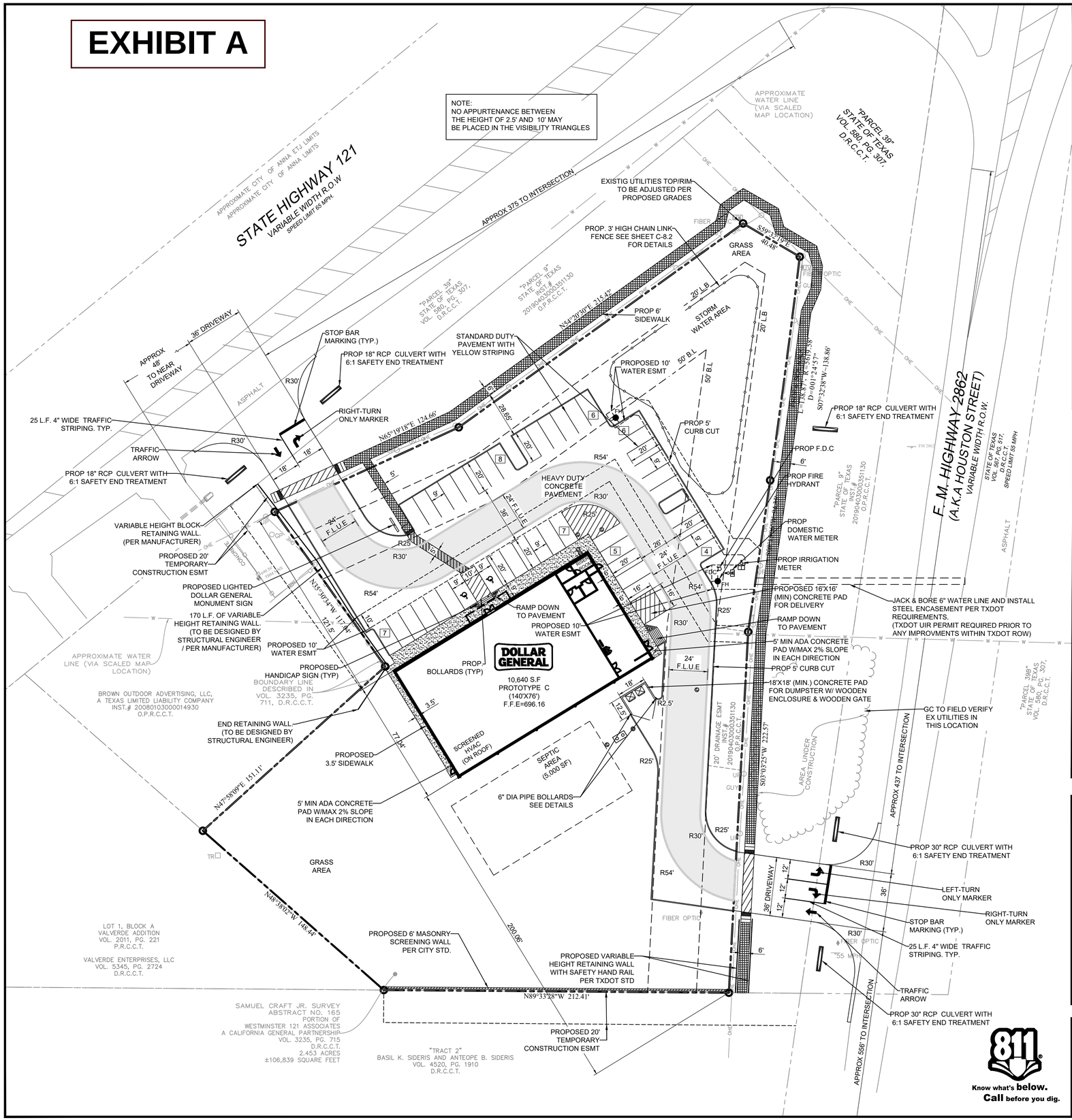
Department store on one lot on 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862. Zoned: General Commercial (C-2).

The purpose of the site plan is to show the proposed department store 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



EXISTING LEGEND

LEGEND OF SYMBOLS

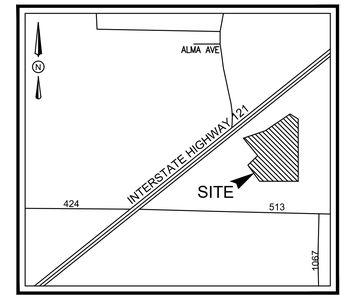
- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE LANE fire lane
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- spot elevation
- SSMH sanitary sewer manhole
- S sanitary sewer pipe
- SDMH storm water manhole
- ST storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings (line color = color of markings)
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- WSO water shutoff
- WVV water valve
- water manhole
- WM water meter
- well
- W water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- (M) multiple trunks
- Google 360 Hyperlink

subject to interpretation, verification may be required.

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PUBLIC SIDEWALK
- FIRE LANE HATCH
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- CITY STANDARD RAMP
- BARRIER FREE RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- GREASE TRAP
- DOMESTIC WATER METER

Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED.ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.453 ACRES (106,839 S.F.)
ZONING:	SF-E (SINGLE FAMILY RESIDENTIAL
PROPOSEDZONING:	COMMERCIAL
PROPOSED USE:	RETAIL STORE-DOLLAR GENERAL
BUILDING AREA:	10,640 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'-11"
BUILDING COVERAGE:	9.9 %
FLOOR AREA RATIO:	.09
NUMBER OF GUEST ROOMS:	N/A
IMPERVIOUS AREA:	41474 S.F. (38.82 %)
PERVIOUS/LANDSCAPE AREA:	65365 S.F. (61.18 %)
REGULAR PARKING REQUIRED: 4 SPACE PER 1,000 SF OF FLOOR AREA	43 SPACES
REGULAR PARKING PROVIDED:	41 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	43 SPACES

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE (S) X OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO .48085C0180J, DATED 2009/06/02, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

NO.	DATE	DESCRIPTION	BY
1	08–18–21	1st CITY SUBMITTAL	KP
2	10–21–21	REVISED PER CITY COMMENTS	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
10/21/2021

SITE PLAN

VAQUERO DG WESTMINSTER ADDITION

BLOCK A, LOT 1

2.453 ACRES

SAMUEL CRAFT JR. SURVEY, ABS #165

CITY OF ANNA, COLLIN COUNTY

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AR	07–18–21	SEE SCALE BAR	090–21	C-3.0

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Anna/121 Land Holdings Addition, Block A, Lot 1

Applicant: Anna / 121 Land Holdings, LLC

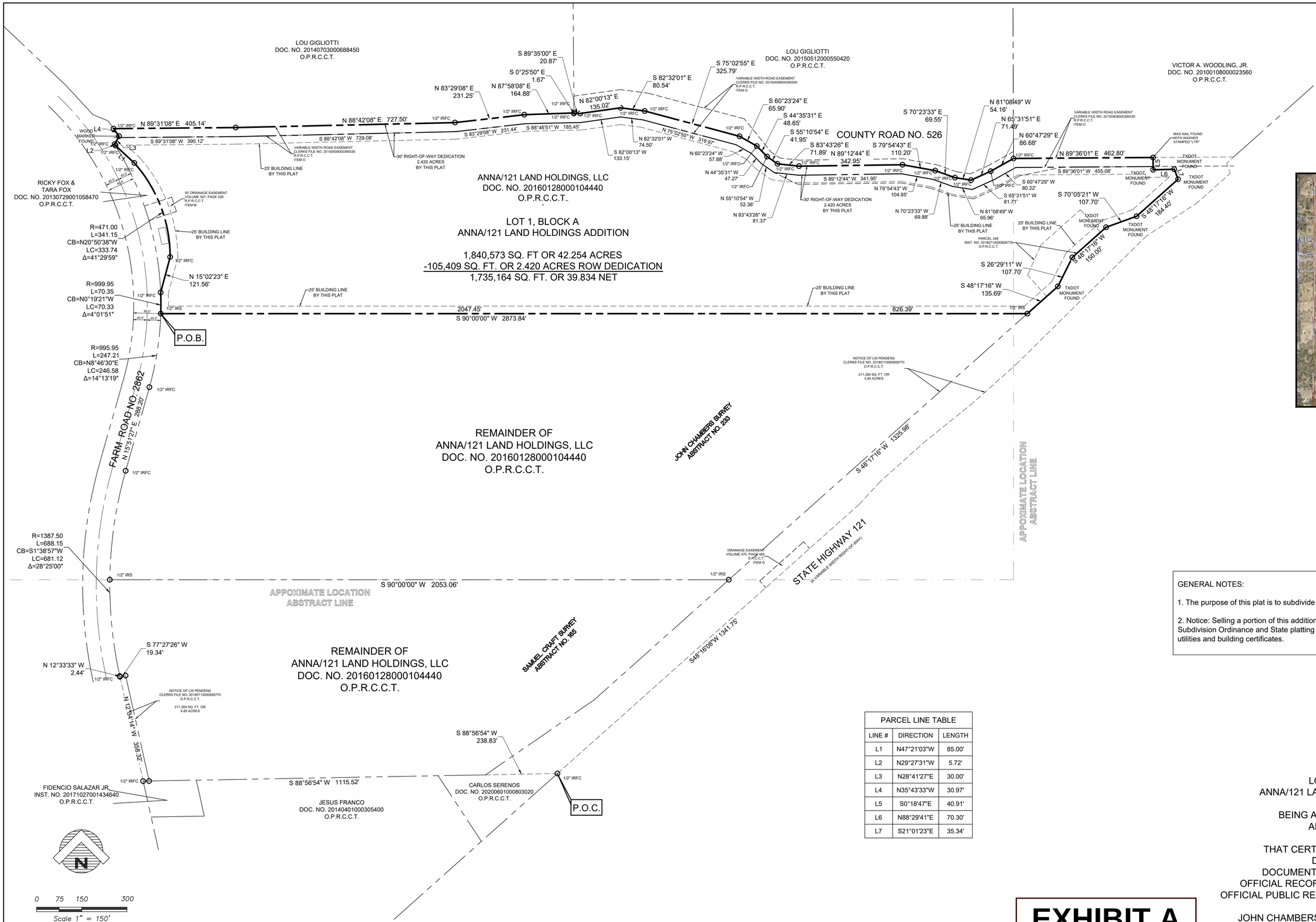
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block A, Lot 1, Final Plat.

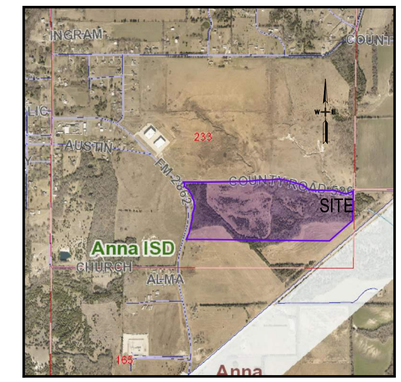
SUMMARY:
Vacant lot on 42.3± acres located at the southwest corner of State Highway 121 and County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, right-of-way, and easements necessary for future development.

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

ATTACHMENTS:
Locator
Exhibit





LOCATION MAP
NTS

GENERAL NOTES:

1. The purpose of this plat is to subdivide one tract of land into multiple parcels.

2. 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.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N47°21'03"W	85.00'
L2	N29°27'31"W	5.72'
L3	N28°41'27"E	30.00'
L4	N35°43'33"W	30.97'
L5	S0°18'47"E	40.91'
L6	N88°29'41"E	70.30'
L7	S21°01'23"E	35.34'

EXHIBIT A

FINAL PLAT
LOT 1, BLOCK A
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 42.254 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TRAFFIC SIGNAL BOX	IRON PIPE FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	OVER HEAD ELECTRIC
DOWN GUY	TRANSFORMER PAD	GAS MAN HOLE	TREE
S.S. MAN HOLE	ELECTRIC METER	VAULT	
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

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NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Anna/121 Land Holdings, LLC is the sole owner of a 42.254 acre tract of land situated in the John Chambers Survey, Abstract No. 233 and the Samuel Craft Survey, Abstract No. 165, in the City of Anna, Collin County, Texas, being a portion of that certain 124.13 acre tract of land conveyed to Anna/121 Land Holdings, LLC by deed as recorded in Document No. 20160128000104440, Official Public Records, Collin county, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said point being the southeast corner of said Anna/121 Land Holdings, LLC tract, same point being the northeast corner of that certain tract of land conveyed to Carlos Seranos by deed as recorded in Document No. 2020060100803020, Official Public Records, Collin County, Texas, said point being in the west right-of-way line of State Highway 121 (a variable width right-of-way), said point alos being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 2) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 56 minutes 54 seconds West, continuing along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 238.83 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being in the southwest corner of said State of Texas (Parcel 24 Part 2);

THENCE South 88 degrees 56 minutes 54 seconds West, along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 1115.52 feet to a 1/2 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the southwest corner of said Anna/121 Land Holdings, LLC tract, same point being in the north line of that certain tract of land conveyed to Fidencio Salazar, Jr. by deed as recorded in Document No. 20171027001434640, Official Public Records, Collin County, Texas, said point also being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 1) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE North 12 degrees 34 minutes 14 seconds West, along the east line of said State of Texas (Parcel 24 Part 1), a distance 356.81 feet to a TxDOT Monument Found for corner, said point being the northeast corner of said State of Texas (Parcel 24 Part 1);

THENCE South 77 degrees 27 minutes 26 seconds West, along the north line of said State of Texas (Parcel 24 Part 1), a distance 19.43 feet to a TxDOT Monument Found for corner, said point being the northwest corner of said State of Texas (Parcel 24 Part 1), same point being in the east line of Farm Road No. 2862;

THENCE along the west line of said Anna/121 Land Holdings, LLC tract, and along the east right-of-way line of said Farm Road No. 2862 the following calls:

North 12 degrees 33 minutes 33 seconds West, a distance 2.44 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 1387.50 feet, a delta angle of 28 degrees 25 minutes 00 seconds, and a chord bearing and distance of North 01 degrees 38 minutes 57 seconds East, 681.12 feet;

Northeasterly along said curve to the right, an arc distance of 688.15 feet to a 1/2 inch iron rod found for corner;

North 15 degrees 51 minutes 27 seconds East, a distance 288.20 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 999.95 feet, a delta angle of 14 degrees 13 minutes 19 seconds, and a chord bearing and distance of North 08 degrees 46 minutes 30 seconds East, 246.58 feet;

Northeasterly along said curve to the left, an arc distance of 247.21 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said 42.254 acre tract of land being described, said point being the POINT of BEGINNING, ame point being the southwest corner of said 42.254 acre tract of land being described, said point also being the beginning of a curve to the left having a radius of 999.95 feet, a delta angle of 04 degrees 01 minutes 51 seconds, and a chord bearing and distance of North 04 degrees 01 minutes 51 seconds East, 70.33 feet;

Northeasterly along said curve to the left, an arc distance of 70.35 feet to a 1/2 inch iron rod found for corner;

North 15 degrees 02 minutes 23 seconds East, a distance 121.56 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 471.00 feet, a delta angle of 41 degrees 29 minutes 59 seconds, and a chord bearing and distance of North 20 degrees 50 minutes 38 seconds West, 333.74 feet;

Northwesterly along said curve to the left, an arc distance of 341.15 feet to a 1/2 inch iron rod found for corner;

North 47 degrees 21 minutes 03 seconds West, a distance 85.00 feet to a 1/2 inch iron rod found for corner;

North 29 degrees 27 minutes 31 seconds West, a distance 5.72 feet to a 1/2 inch iron rod found for corner;

North 28 degrees 41 minutes 27 seconds East, a distance 30.00 feet to a 1/2 inch iron rod found for corner;

North 35 degrees 43 minutes 33 seconds West, a distance 30.97 feet to a 1/2 inch iron rod found for corner, said point being in the approximate centerline of County Road No. 526, same point being the northwest corner of said Anna/121 Land Holdings, LLC tract, said point being the southwest corner of that certain tract of land conveyed to Lou Gigliotti by deed as recorded in Document No. 20140703000688450, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 31 minutes 08 seconds East, along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 405.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 42 minutes 08 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 727.50 feet to a 1/2 inch iron rod found for corner;

THENCE North 83 degrees 29 minutes 08 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 231.25 feet to a 1/2 inch iron rod found for corner;

THENCE North 87 degrees 58 minutes 08 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 164.88 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Gigliotti tract, same point being in the west line of that certain 75.957 acre tract of land conveyed to Lou Gigliotti by deed as recorded in Document No. 20150512000550420, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 25 minutes 50 seconds East, along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 1.67 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 35 minutes 00 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 20.87 feet to a 1/2 inch iron rod found for corner;

THENCE North 82 degrees 00 minutes 13 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 135.02 feet to a 1/2 inch iron rod found for corner;

THENCE South 82 degrees 32 minutes 01 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 80.54 feet to a 1/2 inch iron rod found for corner;

THENCE South 75 degrees 02 minutes 55 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 325.79 feet to a 1/2 inch iron rod found for corner;

THENCE South 60 degrees 23 minutes 24 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 65.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 35 minutes 31 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 48.65 feet to a 1/2 inch iron rod found for corner;

THENCE South 55 degrees 10 minutes 54 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 41.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 83 degrees 43 minutes 26 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 71.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 12 minutes 44 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 342.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 54 minutes 43 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 110.20 feet to a 1/2 inch iron rod found for corner;

THENCE South 70 degrees 23 minutes 33 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 69.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 81 degrees 08 minutes 49 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 54.16 feet to a 1/2 inch iron rod found for corner;

THENCE North 65 degrees 31 minutes 51 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 71.49 feet to a 1/2 inch iron rod found for corner;

THENCE North 60 degrees 47 minutes 29 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 86.68 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said 75.957 acre Gigliotti tract, same point being the southwest corner of that certain tract of land conveyed to Victor A. Woodling, Jr. by deed as recorded in Document No. 20100108000023560, Official Public Records, Collin CVounty, Texas;

THENCE North 89 degrees 36 minutes 01 seconds East, along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Woodling tract, same being the approximate centerline of said County Road No. 526, a distance 462.80 feet to a Mag Nail with washer found for corner stamped "LTR", said point being the northwest corner of said State of Texas (Parcel 24 Part 2), same being the northeast corner of said Anna/121 Land Holdings, LLC tract, said point also being in the north line of said State Highway 121;

THENCE along the east line of said Anna/121 Land Holdings, LLC tract, and along the new west right-of-way line of said State Highway 121 the following calls:

South 00 degrees 18 minutes 47 seconds East, a distance 40.91 feet to a TxDot Monument found for corner;

South 88 degrees 29 minutes 41 seconds West, a distance 70.30 feet to a TxDot Monument found for corner;

South 21 degrees 01 minutes 23 seconds East, a distance 35.34 feet to a TxDot Monument found for corner;

South 48 degrees 17 minutes 16 seconds West, a distance 184.40 feet to a TxDot Monument found for corner;

South 70 degrees 05 minutes 21 seconds West, a distance 107.70 feet to a TxDot Monument found for corner;

South 48 degrees 17 minutes 16 seconds West, a distance 150.00 feet to a TxDot Monument found for corner;

South 26 degrees 29 minutes 11 seconds West, a distance 107.70 feet to a TxDot Monument found for corner;

THENCE South 48 degrees 17 minutes 16 seconds West, along the east line of said Anna/121 Land Holdings, LLC tract, and along the new west right-of-way line of said State Highway 121, a distance 135.69 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 42.254 acre tract of land being described;

South 90 degrees 00 minutes 00 seconds West, departing the new west line of said right-of-way line of said State Highway 121, a distance 2873.84 feet to the POINT OF BEGINNING and containing 1,840,573 square feet or 42.254 acres of computed land.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS
COLLIN COUNTY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA/121 LAND HOLDINGS, LLC. **BY AND THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOT 1, BLOCK A,** ANNA/121 LAND HOLDINGS **ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY 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 ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.**

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021

ANNA/121 LAND HOLDINGS

_____
OWNER

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared _____, Owner of ANNA/121 LAND HOLDINGS known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Turman, 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 Princeton, Texas.

_____
Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property is located in Zone "X" and Does Not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 48085C180J, dated June 2, 2009.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

FINAL PLAT
LOT 1, BLOCK A
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 42.254 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

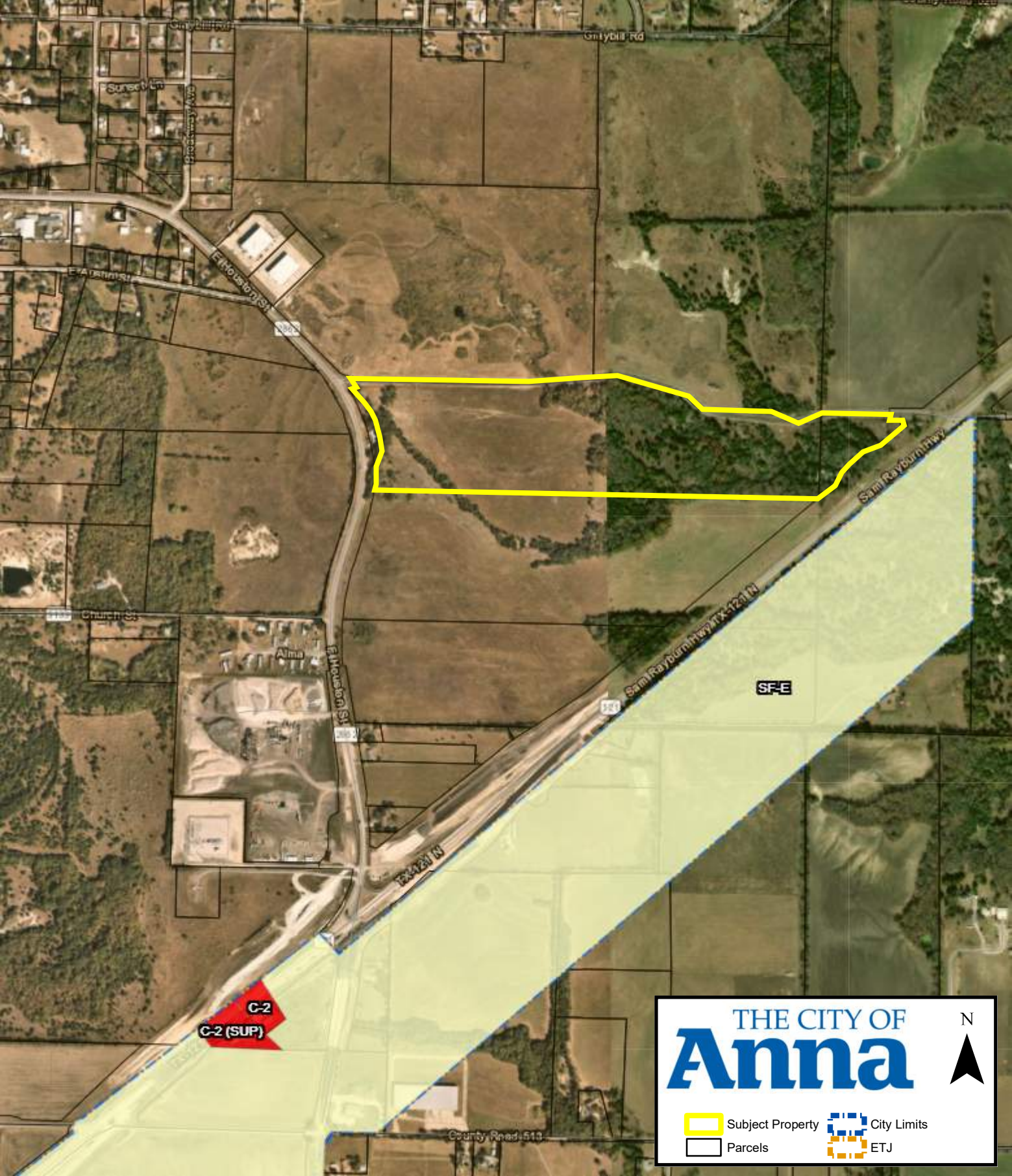
LEGEND

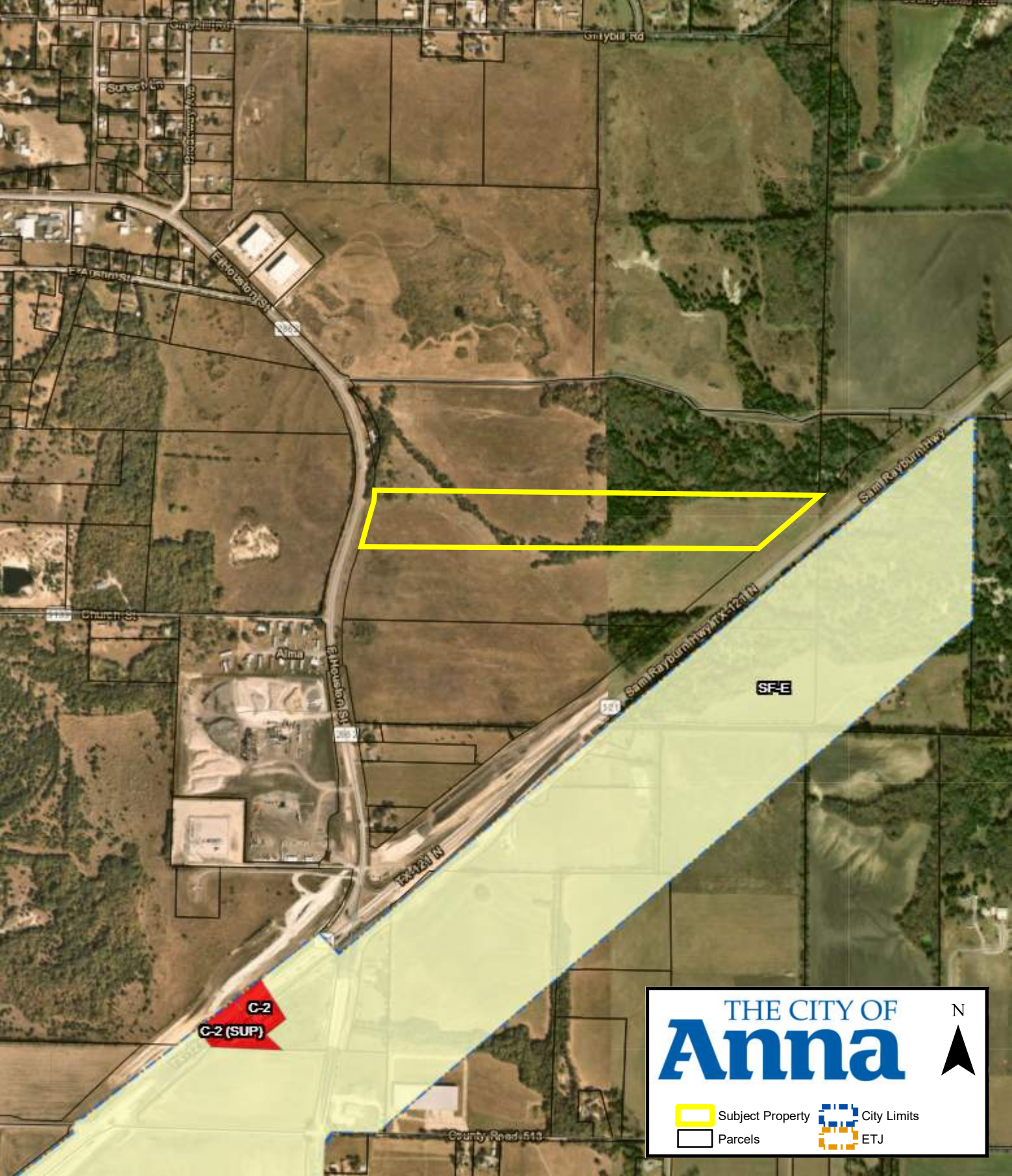
	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-O-	IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE	-OHE-	OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.


Gritybill Rd
Sunset Ln
E Houston St
E Church St
Church St
Alma
Sam Rayburn Hwy
TX-121 N
SF-E
C-2
C-2 (SUP)
County Road 513
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ


Grybill Rd
Sunset Ln
City Lake Rd
E Houston St
E Church St
Church St
Alma
E Houston St
Sam Rayburn Hwy
Sam Rayburn Hwy TX-121 N
TX-121 N
SF-E
C-2
C-2 (SUP)
County Road 513
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Anna/121 Land Holdings Addition, Block B, Lot 1

Applicant: Anna / 121 Land Holdings, LLC

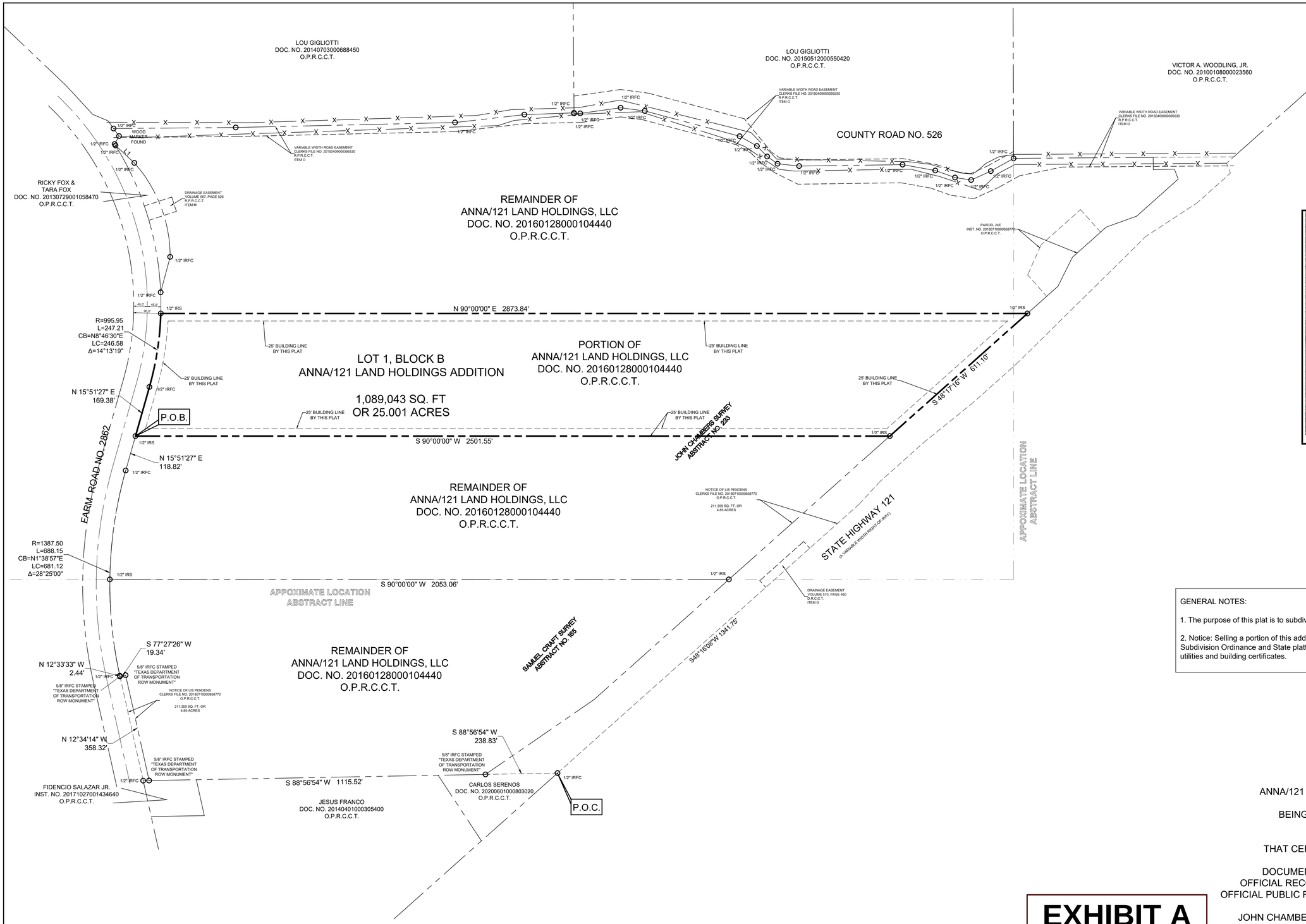
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block B, Lot 1, Final Plat.

SUMMARY:
Vacant lot on 25.0± acres located on the west side of State Highway 121, 765± feet south of County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

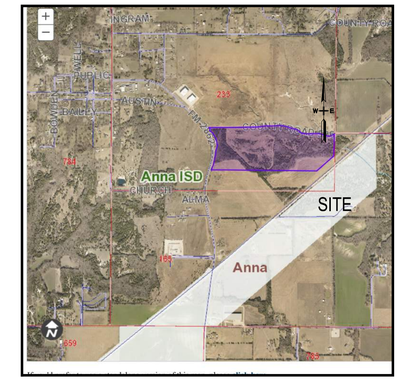
The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

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

ATTACHMENTS:
Locator
Exhibit



0 75 150 300
Scale 1" = 150'



LOCATION MAP
NTS

GENERAL NOTES:

1. The purpose of this plat is to subdivide one tract of land into multiple parcels.

2. 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.

FINAL PLAT
LOT 1, BLOCK B
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 25.001 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-O-	IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE	-OHE-	OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK B
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.

STATE OF TEXAS
COUNTY OF Collin

WHEREAS Anna/121 Land Holdings, LLC is the sole owner of a 25.001 acre tract of land situated in the John Chambers Survey, Abstract No. 233 and the Samuel Craft Survey, Abstract No. 165, in the City of Anna, Collin County, Texas, being a portion of that certain 124.13 acre tract of land conveyed to Anna/121 Land Holdings, LLC by deed as recorded in Document No. 20160128000104440, Official Public Records, Collin county, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said point being the southeast corner of said Anna/121 Land Holdings, LLC tract, same point being the northeast corner of that certain tract of land conveyed to Carlos Seranos by deed as recorded in Document No. 20200601000803020, Official Public Records, Collin County, Texas, said point being in the west right-of-way line of State Highway 121 (a variable width right-of-way), said point alos being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 2) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 56 minutes 54 seconds West, continuing along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 238.83 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being in the southwest corner of said State of Texas (Parcel 24 Part 2);

THENCE South 88 degrees 56 minutes 54 seconds West, along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 1115.52 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the southwest corner of said Anna/121 Land Holdings, LLC tract, same point being in the north line of that certain tract of land conveyed to Fidencio Salazar, Jr. by deed as recorded in Document No. 20171027001434640, Official Public Records, Collin County, Texas, said point also being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 1) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE North 12 degrees 34 minutes 14 seconds West, along the east line of said State of Texas (Parcel 24 Part 1), a distance 358.32 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the northeast corner of said State of Texas (Parcel 24 Part 1);

THENCE South 77 degrees 27 minutes 26 seconds West, along the north line of said State of Texas (Parcel 24 Part 1), a distance 19.34 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the northwest corner of said State of Texas (Parcel 24 Part 1), same point being in the east line of Farm Road No. 2862;

THENCE along the west line of said Anna/121 Land Holdings, LLC tract, and along the east right-of-way line of said Farm Road No. 2862 the following calls:

North 12 degrees 33 minutes 33 seconds West, a distance 2.44 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 1387.50 feet, a delta angle of 28 degrees 25 minutes 00 seconds, and a chord bearing and distance of North 05 degrees 54 minutes 46 seconds East, 681.12 feet;

Northeasterly along said curve to the right, an arc distance of 688.15 feet to a 1/2 inch iron rod found for corner;

North 15 degrees 51 minutes 27 seconds East, a distance 118.82 feet to a 1/2 inch iron rod found for corner, said point being the southwest corner of said 25.001 acre tract of land being described, same point being the POINT of BEGINNING;

North 15 degrees 51 minutes 27 seconds East, a distance 169.38 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 1387.50 feet, a delta angle of 14 degrees 13 minutes 19 seconds, and a chord bearing and distance of North 08 degrees 46 minutes 30 seconds East, 246.58 feet;

Northeasterly along said curve to the left, an arc distance of 247.21 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said 25.001 acre tract of land being described;

THENCE North 90 degrees 00 minutes 00 seconds East, departing the east right-of-way line of said Farm Road No. 2862 and through interior of said Anna/121 Land Holdings, LLC tract, a distance 2873.84 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 25.001 acre tract of land being described, said point being in the west right-of-way line of State Highway 121;

THENCE South 48 degrees 17 minutes 16 seconds West, along the east line of said Anna/121 Land Holdings, LLC tract, and along the new west right-of-way line of said State Highway 121, a distance 611.10 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 25.001 acre tract of land being described;

THENCE South 90 degrees 00 minutes 00 seconds West, departing the new west line of said right-of-way line of said State Highway 121, a distance 2501.55 feet to the POINT OF BEGINNING and containing 1,089,043 square feet or 25.001 acres of computed land.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS
COLLIN COUNTY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA/121 LAND HOLDINGS, LLC. **BY AND THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOT 1, BLOCK B, ANNA/121 LAND HOLDINGS ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY 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 ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.**

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021

ANNA/121 LAND HOLDINGS

_____
OWNER

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared _____, Owner of ANNA/121 LAND HOLDINGS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Turman, 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.

_____
Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property is located in Zone "X" and Does Not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 48085C180J, dated June 2, 2009.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

FINAL PLAT
LOT 1, BLOCK B
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 42.254 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

LEGEND

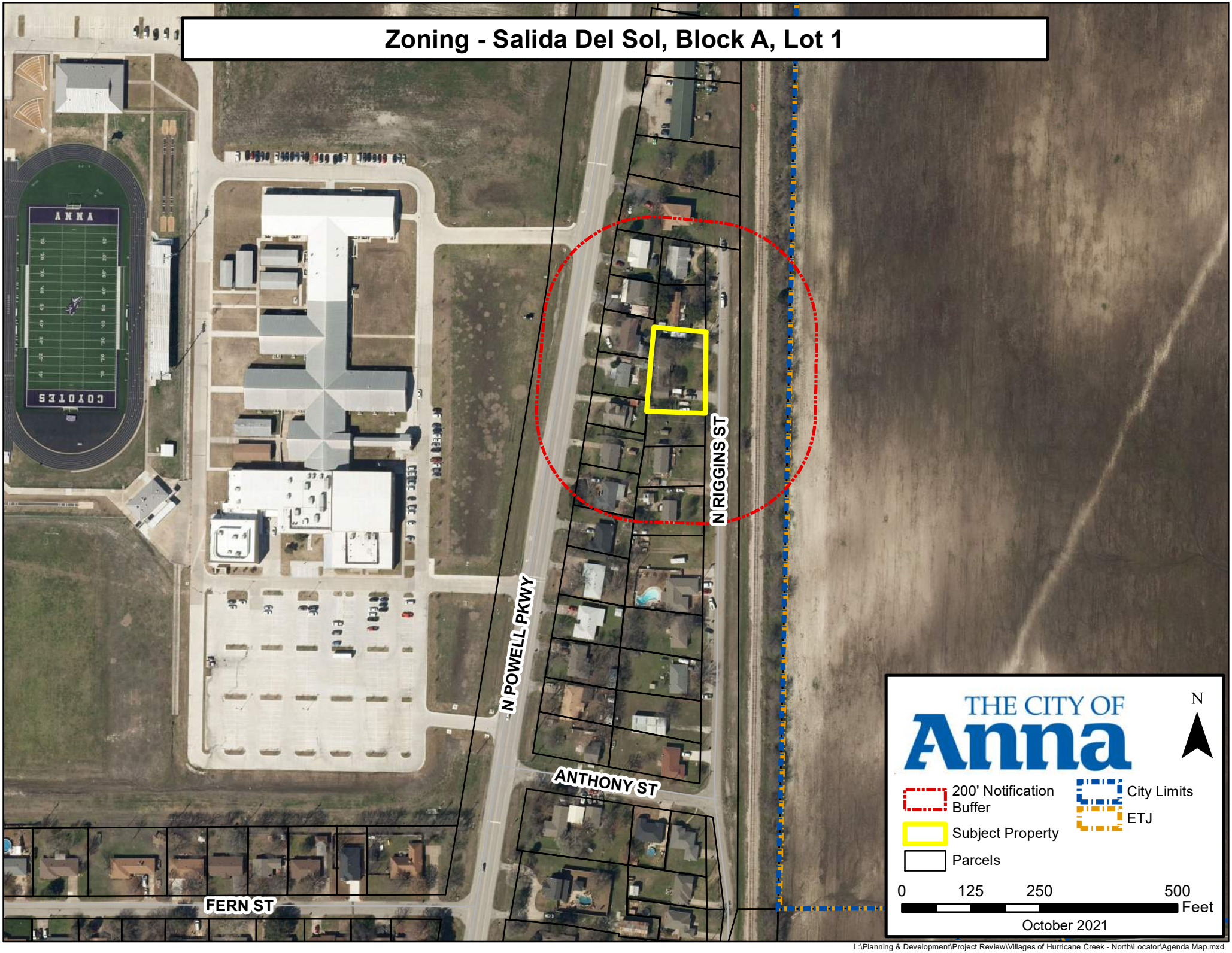
GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TRAFFIC SIGNAL BOX	-O- IRON PIPE FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	-OHE- OVER HEAD ELECTRIC
DOWN GUY	TRANSFORMER PAD	GAS MAN HOLE	TREE
S.S. MAN HOLE	ELECTRIC METER	VAULT	
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.

Zoning - Salida Del Sol, Block A, Lot 1



L:\Planning & Development\Project Review\Villages of Hurricane Creek - North\Locator\Agenda Map.mxd

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Public Hearing: Zoning – PD-SF-TH (Salida Del Sol)

Applicant: DSH Construction LLC

DESCRIPTION:

Request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to modify development standards related to townhouse units.

REMARKS:

The applicant is requesting to rezone the subject property in order to make several amendments to the SF-TH Townhome District (SF-TH) zoning district. The SF-TH district is intended to provide for a medium density residential environment of attached townhome units.

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

A Concept Plan, Salida Del Sol, Block A, Lot 1, accompanies this rezoning request.

<u>Surrounding Land Use and Zoning</u>

The area of the request is currently developed as a single-family residence, detached neighborhood. The surrounding zoning is Single-Family Residential District - 1 (SF-1). The SF-1 zoning is designed to accommodate the standard single-family residential development. The typical lot size within this neighborhood is 7,500 square feet which is

larger than most existing/proposed single-family residential subdivisions. The properties to the north, south, and west are developed as single-family residences detached and to the east, across N. Riggins Street is the DART rail line.

Proposed Planned Development Stipulations

The purpose for the request is to modify development standards of the SF-TH zoning district. **The applicant's proposed PD stipulations are as follows**:

Restrictions:

The permitted uses and standards shall be in conformance with the SF- TH Townhome District (SF-TH) unless otherwise specified herein.

Townhouse dwellings are subject to the following additional standards

1. Minimum Lot Width (feet): 15
2. Minimum Lot Depth (feet): 95
3. Side Yard, Interior (feet): 10
4. Min. Lot area/size (feet): 1,888 per unit
5. Rear Entry provision (removed)
6. Residential off-street parking 10' min. driveway width
7. Min. Landscape requirements
    a. Min landscaping location to nearest overhead utility line (25' or greater)
    b. Tree planting in front yard (1 tree per townhome)
8. Tree Replacement

Attached, Exhibit 1, is the applicants proposed justification associated with the modified standards request.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

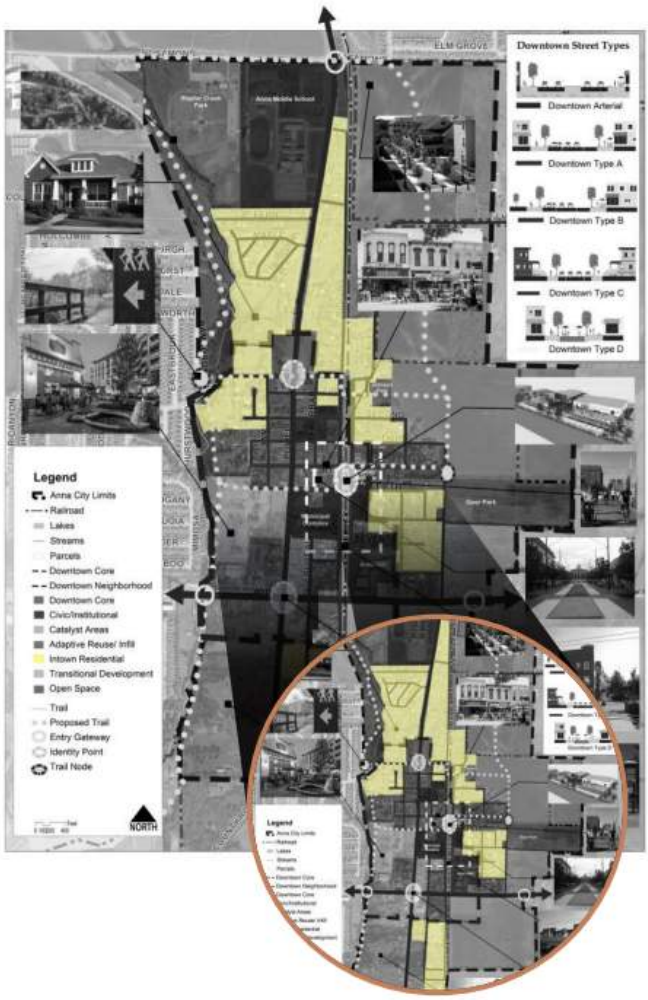
Future Land Use Map – The Future Land Use Map designates this property within the Downtown Master Plan limits classified as "Intown Residential"

Intown Residential

Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The following primary building types are appropriate in Intown Residential (Detached residential):

The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):



Kimley»Horn

ANNA 2050 DOWNTOWN MASTER PLAN 21

Townhomes (although not listed as a primary building type) are shown in the illustrations as appropriate primary building types. The requested PD language would allow for an urban style of development within ¾ mile of the heart of the Downtown Core as identified in the Anna 2050 Downtown Master Plan. The proposed *land use* is consistent with the Master Plan due to providing the critical residential base necessary to support businesses envisioned for Downtown and providing for a more urban housing product that could accommodate people at all stages of their lives.

Anna Vision 2036

a. Principle 3: Beautiful Community

    i. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas

    ii. Preserved some natural areas/open space through the community

b. Principle 5: Great Housing Opportunities

    i. Diverse housing choices for all family generations

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

ISSUES:

As mentioned previously the purpose of a Planned Development is to permit flexibility in situations where modification is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community.

The city’s zoning regulations were adopted to promote health, safety, morals, and general welfare of the community. They’re made in accordance with the spirit of the comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare, to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; [and] to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

While the proposed SF-TH land use is supported by the Downtown Master Plan, planning staff is not supportive of two (2) variations to the SF-TH area regulations and one (1) City of Anna Design Standards regulations associated with minimum driveway width.

a) minimum lot area (2,700 per unit).

b) minimum lot width (20 feet per unit plus side yard requirements).

c) Residential driveway to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line.

When considering any/all planned development zoning requests City officials need to identify what benefits the particular request brings to the city as well as benefits to the surrounding area/neighborhoods. If the requested zoning was to meet the minimum lot area, minimum lot width, and driveway width requirements the applicant would be allowed to construct a 5-unit townhome structure.

Planning staff sees no benefit to the city or surrounding neighborhood in varying any of the three requirements listed above. The applicants general statement citing the reason for the reduced lot area and lot width provides no justification behind the variance request:

> *The variance will allow for units to be developed on this site which complement the Anna 2050 Downtown Master Plan; specifically, Intown Residential*

SUMMARY:

Request to rezone 0.4± acre from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to modify development standards related to townhouse units.

RECOMMENDATION:

Recommended for denial as proposed.

RECEIVED
October 25, 2021
PLANNING & DEVELOPMENT
CITY OF ANNA

Salida Del Sol
Requested Variances or Relief from SF-TH Regulations:

Side yard, interior (feet): Interior side yard is defined as 14' between end of buildings, not as setbacks off property lines. The adjacent properties are zoned SF-1 which have interior side yards defined as 5 feet or 10% of the lot width, whichever is greater. Based on the site layout, the building setbacks for this project are 10' off the southern property line and 17.71' off the northern property line. The layout for this project will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Lot area (feet): Appendix 1 shows zoning MF-TH to have a lot area of 2,700 sf per unit.

Salida Del Sol calculates at 1,888 sf per unit. This project is a three-story structure under the 35' maximum height and the building covers 40% of the lot.

Salida Del Sol calculates at 23 units per gross acre; however, only 8 units are proposed for this project. Each unit will be sprinklered for fire protection with two (2) points of entry and exit for safety. The variance for lot size will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Minimum lot depth (feet): Appendix 1 shows zoning MF-TH to have a minimum lot depth of 160 feet.

Salida Del Sol has a minimum lot depth of 95.38' and the proposed project is within the front and rear setbacks. The variance for minimum lot depth will allow for a project to be developed on this site which complements the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Sec. 9.04.015(d)(2), SF-TH Townhome District (Height & Area Requirements; Lot Area): This section specifies minimum lot sizes for townhouses shall be 2,700 square feet per dwelling unit.

Salida Del Sol calculates at 1,888 sf per unit. This project is a three-story structure under the 35' maximum height and the building covers 40% of the lot. The variance for minimum lot size per dwelling unit will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Sec. 9.04.015(d)(3), SF-TH Townhome District (Height & Area Requirements; Lot Width): This section specifies minimum lot width shall be not less than 20 feet per ground floor unit plus side yard requirements. (8 units x 20'/unit = 160 feet + side yard requirements).

Salida Del Sol has a front yard frontage of 148.45 at the 20' front building line and 147.23' at the front property line on the ROW. This project calculates at 15 feet per ground floor unit plus side yards of 10' and 17.71'. The variance for lot width per ground dwelling unit will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Sec. 9.04.015(g)(1), SF-TH Townhome District (Miscellaneous provisions, rear entry off-street parking): This section specifies rear entry off-street parking shall be provided.

Salida Del Sol has a wide shallow lot and to provide rear entry parking does not complement the

adjacent single-family residents to the rear. The present site layout respects the vegetative green space all the properties in this area share at the rear of their lots. The variance for rear entry off-street parking will allow for units to be developed on this site which complement the adjacent zoning and properties as there is not an alley way along the rear property lines in this neighborhood.

Sec. 9.06.006(a)(5), LANDSCAPE REGULATIONS (Minimum landscaping requirements; General, horizontal location to nearest overhead utility line): This section specifies no trees with a maximum mature height of 25 feet or greater may be planted within 25 feet measured horizontally from the nearest overhead utility line.

Salida Del Sol is a shallow lot of 95.38' depth. There are overhead utility lines along the front and rear of the lot. The variance for horizontal spacing from overhead utility lines will allow for this project to plant trees within the 20' front yard setback.

Sec. 9.06.006(d)(2), LANDSCAPE REGULATIONS (Single-family and duplex lots; Tree planting in front yard): This section specifies 1 tree per townhome and that one tree shall be planted in the front yard.

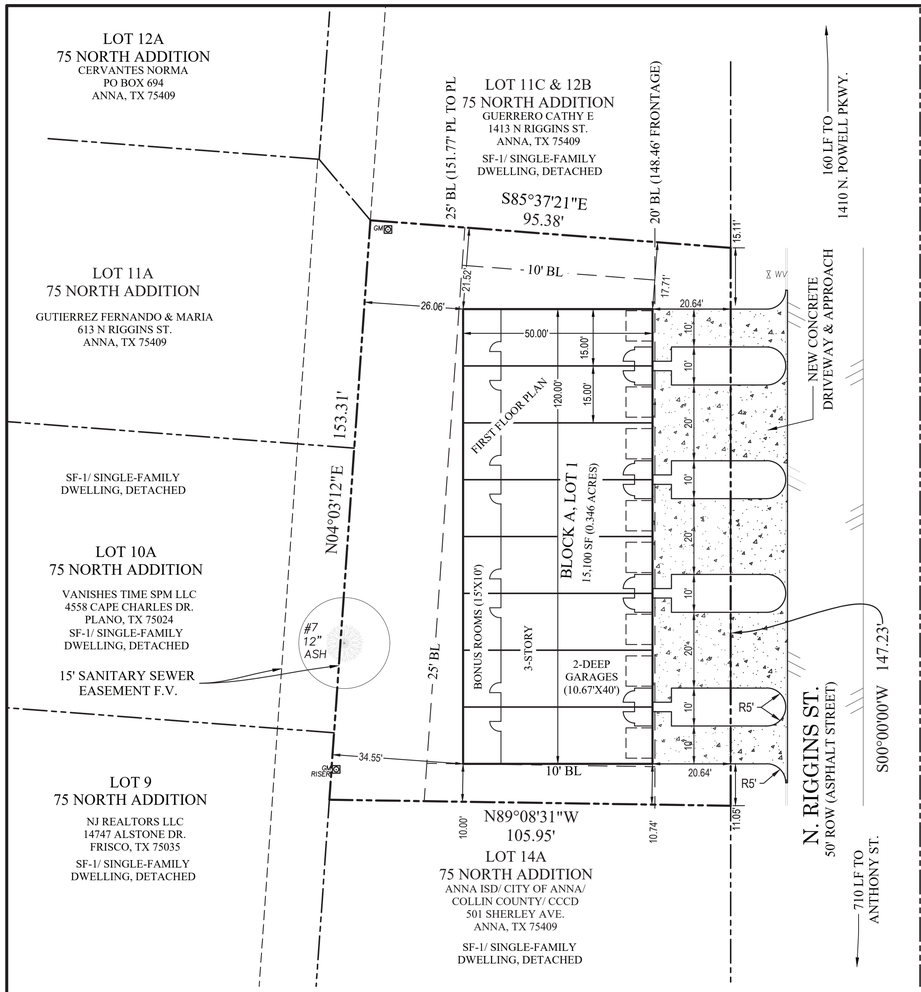
Salida Del Sol is a shallow lot of 95.38' depth and width of 147.23 feet at the front ROW. There are overhead utility lines along the front and rear of the lot. The variance for requirement of one tree per unit in the front yard will allow for this development to provide six (6) new large trees located in the front yard within the green space between driveways as the units are front entry garage. There is an existing 12" tree near the rear property line to remain and count as credit for a total of 1 tree per townhome.

Sec. 9.07.011(l), TREE PRESERVATION (Standards; Tree Replacement): This section specifies in the event that it is necessary to remove trees three caliper inches or greater subject to this article, the developer or lot owner, as a condition to issuance of a tree removal permit, may be required to replace the tree(s) being removed with replacement trees comparable to other trees within the site.

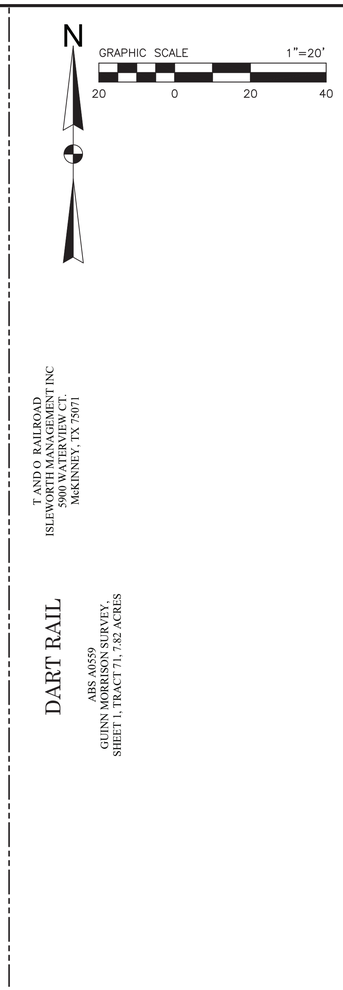
Salida Del Sol has seven (7) existing trees that vary in size from 10" to 26". Six (6) trees are marked for removal for a total of 95" (DBH). This replacement would equate to 32 large 3" trees. Four (4) of the trees to be removed total 54" (DBH) and are within 0' to 6' of overhead power lines. Two (2) trees, 41" (DBH) to be removed are within the building setback limits. One (1) existing 12" (DBH) tree is to be preserved. Proposed landscaping includes six (6) new large trees 3" (DBH). The variance for tree replacement will allow for this project to plant six new trees across the front of the property and allow the rear yard to be open for outdoor activities within the 25' rear setback which too has an overhead power line along the property line.

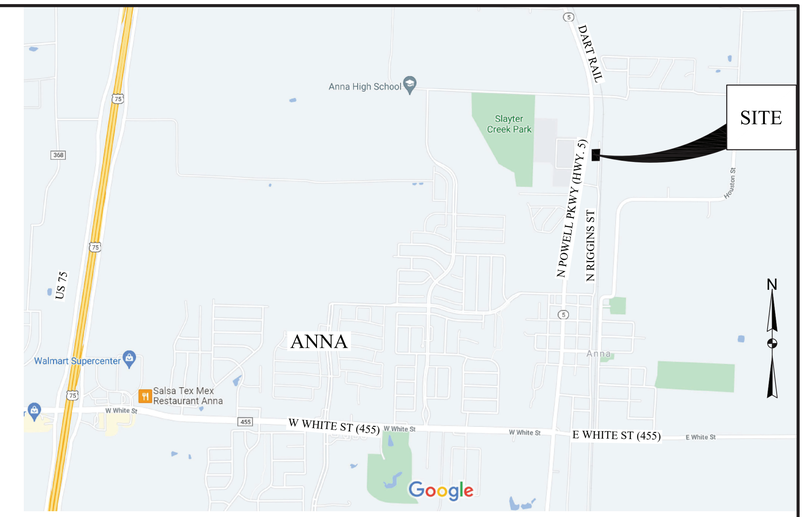
2.14 Driveways: This section states residential driveways to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line.

For this front entry townhome project, each unit is 15' wide with a single car overhead garage door. The proposed minimum driveway width is 10'. Shared driveways are 20' wide and the spacing between driveway is 10'. The curb returns have a 5' radius. The variance for driveway width will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.



SITE PLAN





SITE LOCATOR MAP

GRAPHIC SCALE 1"=1000'
1000 0 1000 2000

CITY APPROVAL STAMPS

NO.	DATE	REVISIONS	APP.

CONCEPT PLAN

SALIDA DEL SOL
BLOCK A, LOT 1

Gwynn Morrison Survey, Abstract No. 559
Part of Lots 10, 11 & 14; (15,110 SF)
75 NORTH ADDITION, COLLIN CO.

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
(817) 320-5330 ph.
jsg@jsgroundengineering.com

SCALE: _____ DGN. BY: JSG
DATE: OCTOBER 25, 2021 DWN. BY: WJW
JSGE NO._____ DWG. NO. _____

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED
PROFESSIONAL ENGINEER
10-25-21

SHEET NO.
C1

SITE DATA SUMMARY TABLE (1409 N. RIGGINS STREET)	
Item	Lot 1
General Site Data	
Existing Zoning (from Zoning Map)	SF-1
Proposed Zoning	PD-TH
Land Use (from Zoning Ordinance)	Townhouse
Lot Area (square feet & acres)	15,110
Building Footprint Area (square feet)	6,000
Total Building Area (square feet)	18,000
Building Height (# stories)	3
Building Height (feet - distance to tallest building element)	35 feet
Lot Coverage (percent - x.xx%)	45.67%
Parking	
Parking Ratio (from Zoning Ordinance)	2/Dwelling
Required Parking (# spaces) - 8 Units	16
Provided Parking (# spaces)	16
Accessible Parking Required (# spaces)	0
Acessible Parking Provided (# spaces)	0
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 sf/parking space)	128
Additional interior landscape area provided (sf)	548
Total Landscape Area (square feet)	8,210

ENGINEER

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
Jeff Ground, PE, CFM (817) 320-5330
jsg@jsgroundengineering.com

BUILDER/OWNER

DSH CONSTRUCTION LLC
208 South Johnson, Suite 315
McKinney, TX 75069
Derek Humphreys (903) 357-3286
derek@dshbuild.com

EXHIBIT 2

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | Opposed to request

Comments:

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

Isidro Padron
Name (Please Print)

Isidro Padron
Signature

1318 N. Powell Pkway Anna tx 75409
Address

10-26-2021
Date

Please return form to:

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

Hand Delivery:
Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Concept Plan: Salida Del Sol, Block A, Lot 1

Applicant: J.S. Ground Engineering, LLC

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Salida Del Sol, Block A, Lot 1, Concept Plan.

SUMMARY:

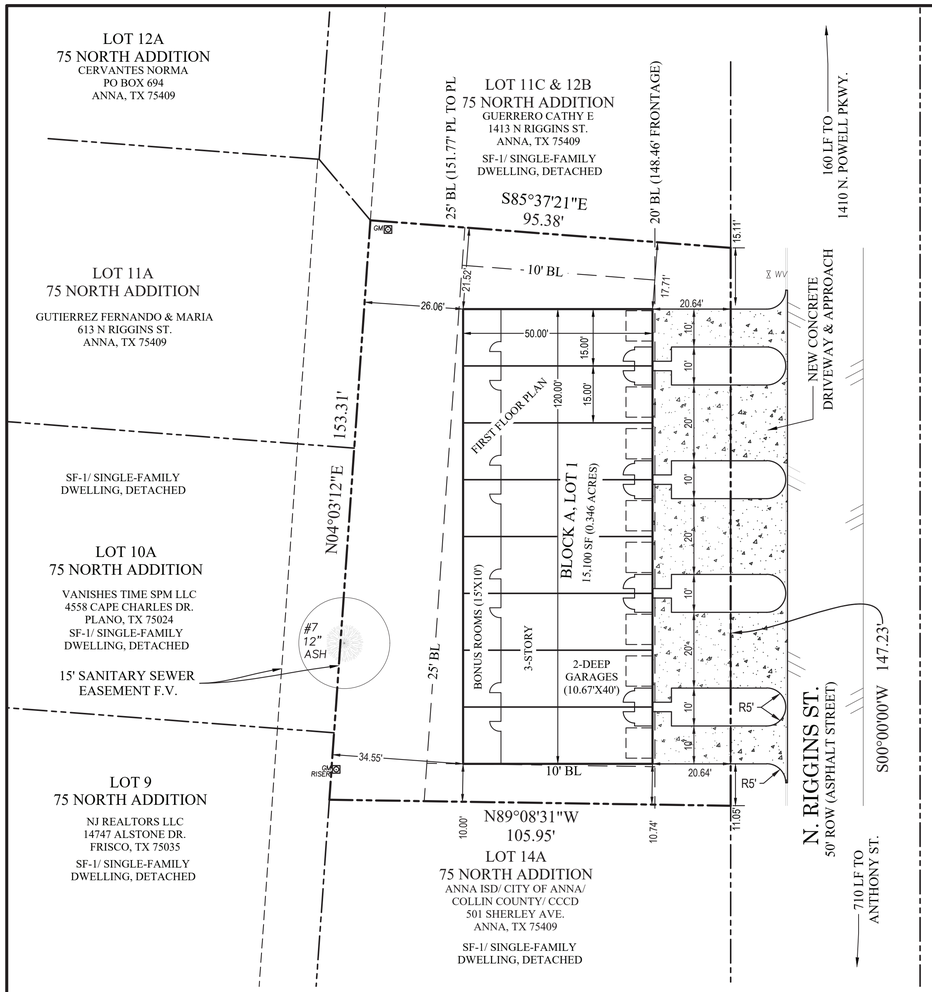
Single-family townhome residences on 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street. Proposed zoning Planned Development-Single-Family Residence - Townhome (PD-SF-TH) with modified development standards.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future single-family townhome development and related site improvements.

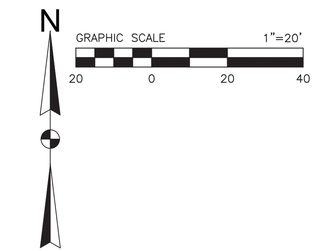
RECOMMENDATION:

Recommended for denial due to staff's recommendation on the associated zoning case.

ATTACHMENTS:
Exhibit



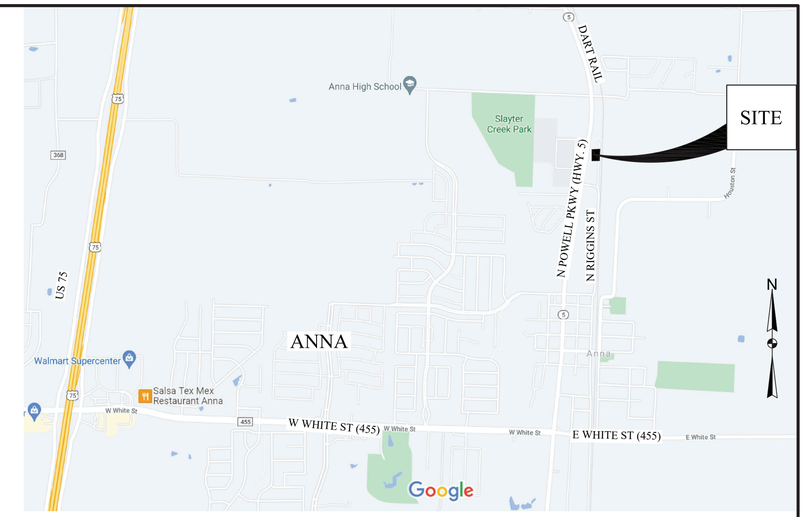
SITE PLAN



T AND O RAILROAD
ISLEWORTH MANAGEMENT INC
5900 WATERVIEW CT.
McKINNEY, TX 75071

DART RAIL

ABS A0559
GUINN MORRISON SURVEY,
SHEET 1, TRACT 71, 7.82 ACRES



SITE LOCATOR MAP

SITE DATA SUMMARY TABLE (1409 N. RIGGINS STREET)	
Item	Lot 1
General Site Data	
Existing Zoning (from Zoning Map)	SF-1
Proposed Zoning	PD-TH
Land Use (from Zoning Ordinance)	Townhouse
Lot Area (square feet & acres)	15,110
Building Footprint Area (square feet)	6,000
Total Building Area (square feet)	18,000
Building Height (# stories)	3
Building Height (feet - distance to tallest building element)	35 feet
Lot Coverage (percent - x.xx%)	45.67%
Parking	
Parking Ratio (from Zoning Ordinance)	2/Dwelling
Required Parking (# spaces) - 8 Units	16
Provided Parking (# spaces)	16
Accessible Parking Required (# spaces)	0
Acessible Parking Provided (# spaces)	0
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 sf/parking space)	128
Additional interior landscape area provided (sf)	548
Total Landscape Area (square feet)	8,210

EXHIBIT A

ENGINEER

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
Jeff Ground, PE, CFM (817) 320-5330
jsg@jsgroundengineering.com

BUILDER/OWNER

DSH CONSTRUCTION LLC
208 South Johnson, Suite 315
McKinney, TX 75069
Derek Humphreys (903) 357-3286
derek@dshbuild.com

CITY APPROVAL STAMPS

NO.	DATE	REVISIONS	APP.

CONCEPT PLAN

SALIDA DEL SOL
BLOCK A, LOT 1

Gwynn Morrison Survey, Abstract No. 559
Part of Lots 10, 11 & 14; (15,110 SF)
75 NORTH ADDITION, COLLIN CO.

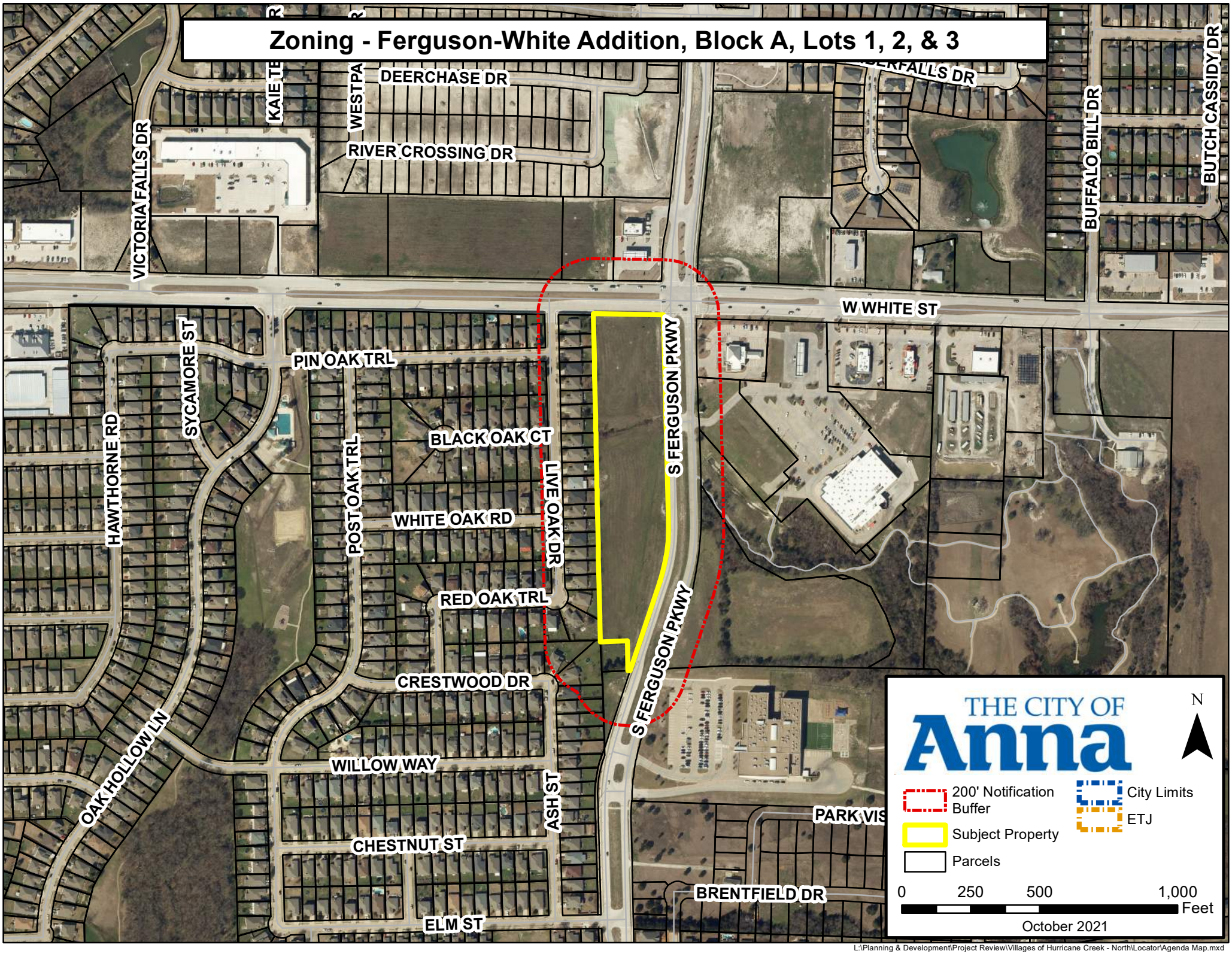
J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034 jsg@jsgroundengineering.com
Firm Registration No. F-1276

SCALE: DGN. BY: JSG
DATE: OCTOBER 25, 2021 DWN. BY: WJW
JSGE NO. DWG. NO.

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED
PROFESSIONAL ENGINEER
10-25-21

SHEET NO.
C1

Zoning - Ferguson-White Addition, Block A, Lots 1, 2, & 3



L:\Planning & Development\Project Review\Villages of Hurricane Creek - North\Locator\Agenda Map.mxd

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Public Hearing: Amend Ordinance No. 821-2019

Applicant: Lamar National Bank / Greg Wilson, President & CEO

DESCRIPTION:

Request to re-establish a Planned Development Standard associated with Ordinance No. 821-2019 that allowed for a reduced front yard setback along W. White Street from 50 feet to 20 feet.

REMARKS:

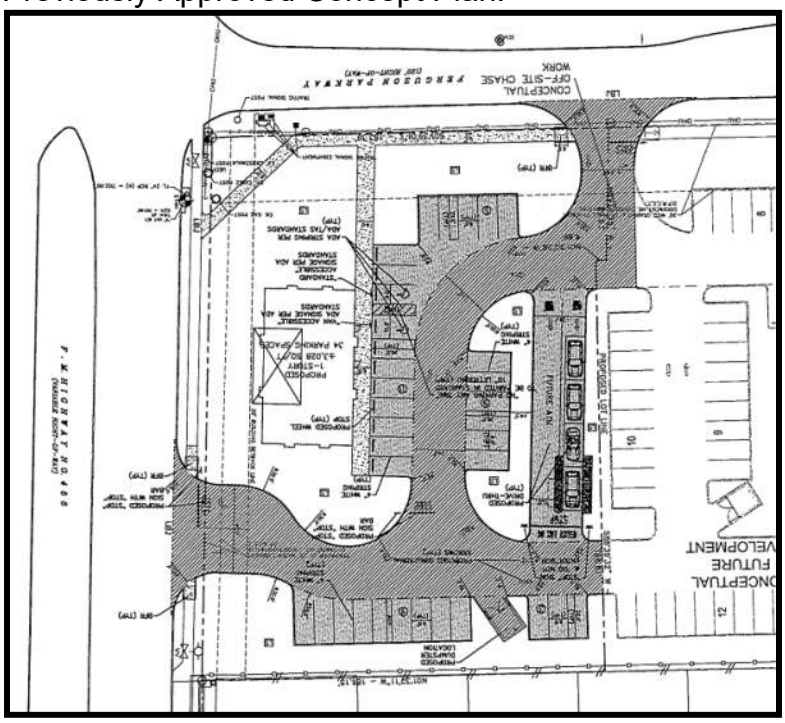
The zoning associated with Ordinance No 821-2019 was established as part of a development request for a Bank at the southwest corner of W. White Street and Ferguson Parkway on June 30, 2021. Within this ordinance is a Planned Development Standard that allowed for a reduced front yard setback from 50 feet to 20 feet.

When the initial zoning was being considered by the Planning and Zoning Commission they recommended a timeframe be placed on the front yard setback variation request. When the zoning was ultimately approved by City Council the deadline was set to June 30, 2021

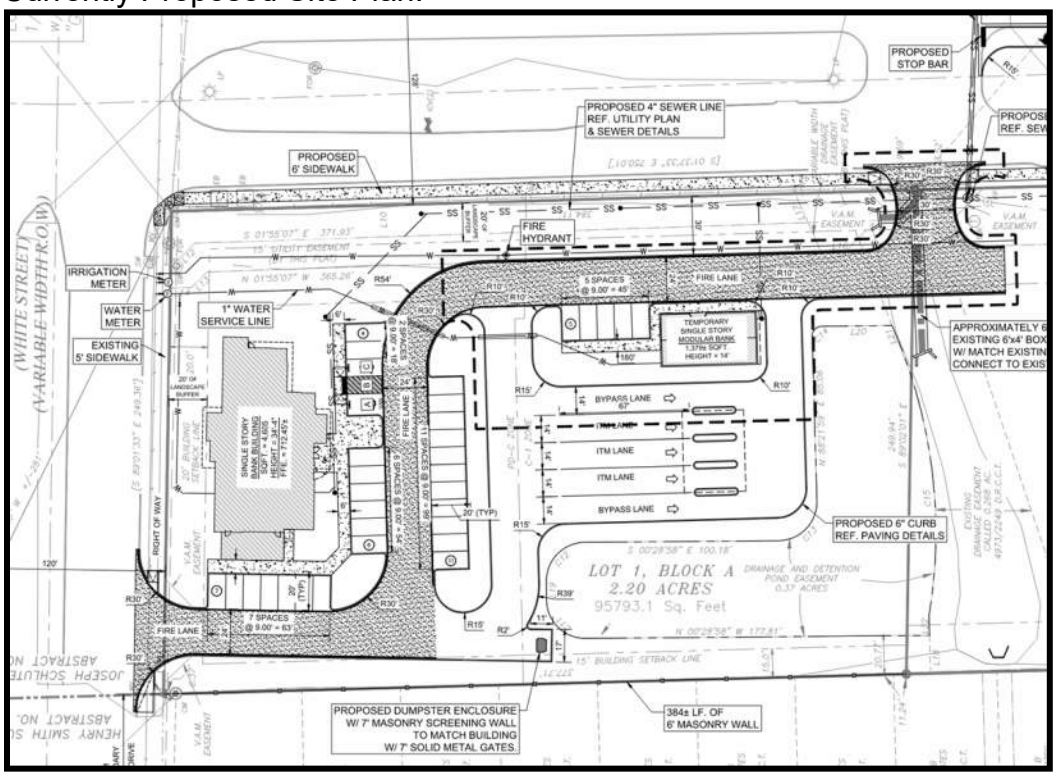
> *"Front yard setbacks shall be a minimum of 20 feet. If construction is not completed on or before June 30, 2021, the front yard setback shall revert back to 50 feet."*

When the zoning was established in 2019, the development of the property was proposed as a Bank (Chase Bank). The current development proposal for the property is also a bank (Lamar National Bank). As shown in the following images, the location of the proposed building along W. White Street is in general conformance with the previously approved concept plan submitted as part of the original 2019 zoning.

Previously Approved Concept Plan:



Currently Proposed Site Plan:



SUMMARY:

The applicant is requesting to re-establish zoning that allowed for a reduced front yard setback along W. White Street from 50 feet to 20 feet.

The proposed use for the property has not changed and the applicant is not requesting any additional amendments to the zoning. Additionally, as part of the zoning request the applicant has submitted a Site Plan and Final Plat development application associated with construction of the bank site. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval.

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | Opposed to request

Comments:

Car Cleaning shop's noise already affects us severely. 50 feet down to 20 will affect our life further. Please do not reduce the setback.

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

TAN DU
Name (Please Print)

Signature

701 Live Oak
Address

10/26/2021
Date

Please return this 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

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Ferguson-White Addition, Block A, Lots 1, 2, & 3

Applicant: Lamar National Bank / Greg Wilson, President & CEO

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna Storage Addition, Block A, Lots 1, 2, & 3, Final Plat.

SUMMARY:
Bank on Lot 1 and two vacant lots on 6.5± acres located at the southwest corner of W. White Street and Ferguson Parkway. Zoned: Planned Development-Restricted Commercial and Restricted Commercial (PD-C-1/C-1) (Ord. No. 821-2019).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the proposed bank development.

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

ATTACHMENTS:
Locator
Exhibit

BOUNDARY DESCRIPTION

ALL that certain 6.45 acre lot, tract or parcel of land situated in the Joseph Schluter Survey, Abstract No. 856, Collin County, Texas, and being all of a called 6.448 acre tract described in a deed from John H. Rattan and Patricia Diane Rattan to Lamar National Bank as recorded in Instrument No. 2021-0723001483020, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), said 6.45 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and cap stamped "Geer" found at the northeast corner of said 6.448 acre tract and at the intersection of the south right-of-way line of Farm to Market Highway No. 455 and the west right-of-way line of S. Ferguson Parkway;

THENCE S 01°38'01" E along the east line of said 6.448 acre tract and said west right-of-way line a distance of 749.92 feet to a 1/2" iron rod and cap stamped "Geer" found at the beginning of a curve;

THENCE along the east line of said 6.448 acre tract and said west right-of-way line, along a curve to the right having a central angle of 19°46'19", a radius of 640.00, a chord bearing and distance of S 08°15'14" W, 219.76 feet, through an arc length of 220.86 feet to a 1/2" iron rod and cap stamped "Geer" found;

THENCE S 18°08'02" W along the east line of said 6.448 acre tract and said west right-of-way line a distance of 340.87 feet to a 1/2" iron rod and cap stamped "Geer" found at the southeast corner of said 6.448 acre tract, at the northeast corner of Lot 2 of the Anna Elementary School #2 Addition according to the plat thereof as recorded in Volume 2006, Page 364, Plat Records, Collin County, Texas, (P.R.C.C.T.), and on said west right-of-way line;

THENCE S 86°53'08" W along a south line of said 6.448 acre tract and the north line of said Lot 2 a distance of 1.60 feet to a 1/2" iron rod and cap stamped "Geer" found at a southwest corner of said 6.448 acre tract, on the north line of said Lot 2, and at the southeast corner of the Lair Cemetery (No deed found);

THENCE N 01°41'14" W along a west line of said 6.448 acre tract and the east line of said cemetery a distance of 96.49 feet to a 1/2" iron rod and cap stamped "Geer" found at an ell corner of said 6.448 acre tract and at the northeast corner of said cemetery;

THENCE S 87°11'35" W along a south line of said 6.448 acre tract and the north line of said cemetery a distance of 96.22 feet to a 1/2" iron rod and cap stamped "Geer" found at a southwest corner of said 6.448 acre tract, at the northwest corner of said cemetery, and on the east line of Lot 38, Block B of the Oak Hollow Estates Phase 2 according to the plat thereof as recorded in Volume 5355, Page 2121, P.R.C.C.T.;

THENCE N 01°32'50" W along the west line of said 6.448 acre tract and the east line of said Lot 38, Block B, at 20.92 feet passing a 1/2" iron rod found at the northeast corner of said Lot 38, Block B, and at the southeast corner of Lot 21, Block B of the Oak Hollow Estates Phase 1 according to the plat thereof as recorded in Volume 5093, Page 4114, P.R.C.C.T., continuing along said course and the east line of Lots 1-21, Block B of said Oak Hollow Estates Phase 1 (5093/4114 P.R.C.C.T.), at 1197.66 feet passing a 1/2" iron rod found at the northeast corner of Lot 1, Block B and at the southeast corner of a 20 foot landscape and utility easement of said Oak Hollow Estates Phase 1 (5093/4114 P.R.C.C.T.), continuing along said course and the east line of said 20 foot easement in all a total distance of 1204.03 feet to a point at the northwest corner of said 6.448 acre tract, at the northeast corner of said 20 foot easement, and on south right-of-way line;

THENCE S 89°02'01" E along the north line of said 6.448 acre tract and said south right-of-way line a distance of 249.36 feet to the POINT OF BEGINNING and containing 6.45 acres (280842.2 Sq. Feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date 10/25/2021

STATE OF TEXAS
COUNTY OF COLLIN

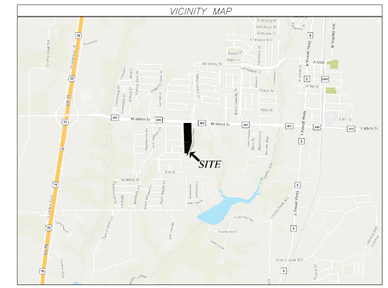
Before me, the undersigned authority, on this day personally appeared Stephen A. Hudson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public for and in the State of Texas

STATE OF TEXAS
REGISTERED
STEPHEN A. HUDSON
4896
PROFESSIONAL LAND SURVEYOR

VICINITY MAP



(NOT TO SCALE)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Lamar National Bank acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as FERGUSON-WHITE ADDITION, BLOCK A, LOTS 1,2, & 3, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

That 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.

The area or areas shown on the plat as "VAM" (Visibility , Access, and Maintenance) easement(s) are 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 at any time. The ultimate maintenance responsibility for 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.

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

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

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

STATE OF:

COUNTY OF

BEFORE me, the undersigned authority, a Notary Public in and for said County and State,

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

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

Notary Public in and for _____ County

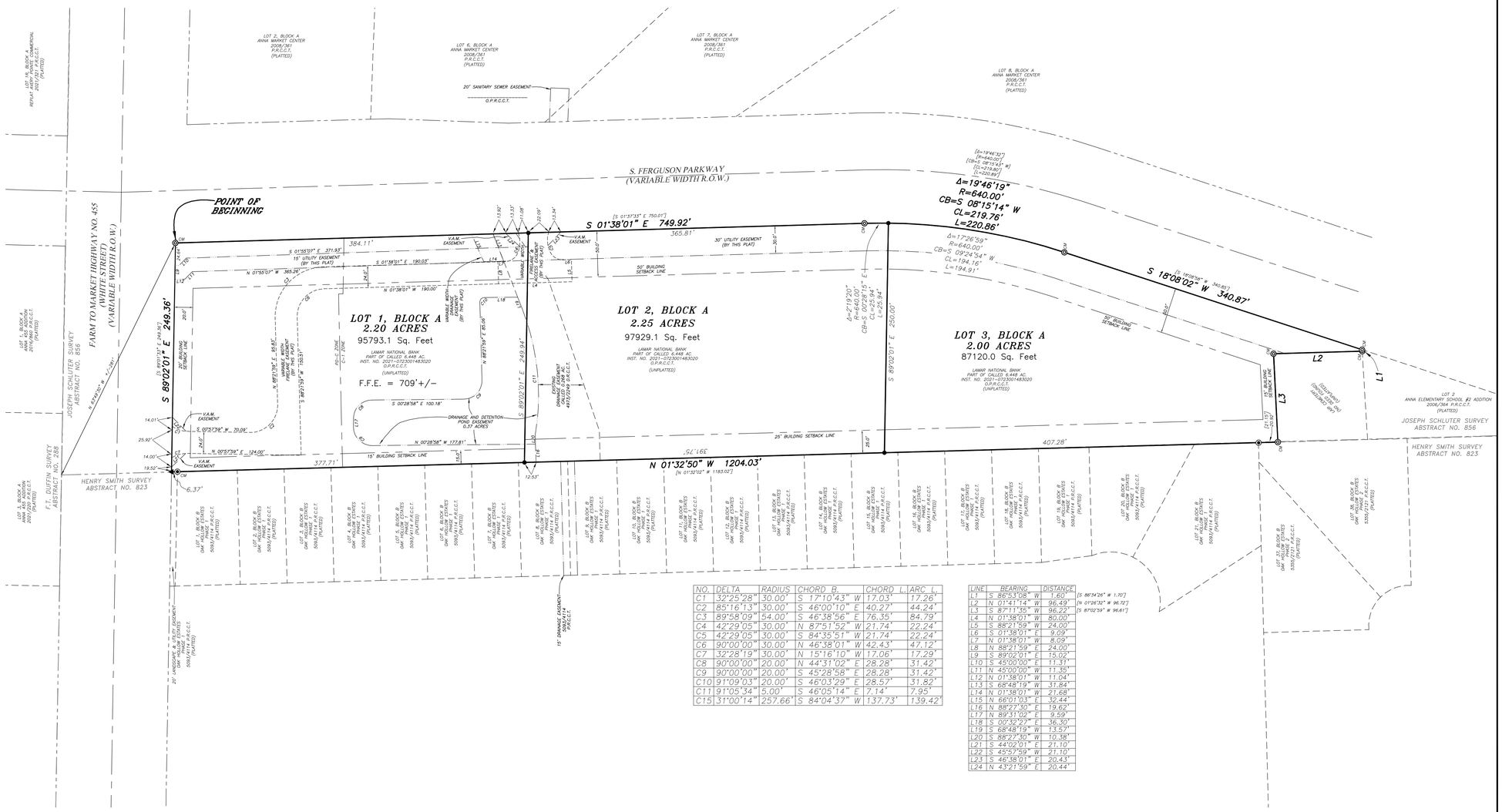
My Commission Expires: _____

CERTIFICATE OF APPROVAL

Approved on this the_____day of_____,20_____, by the City Council, City of Anna, Texas.

Mayor

City Secretary



NO.	DELTA	RADIUS	CHORD B.	CHORD L.	ARC L.
C1	32°25'28"	30.00'	S 17°10'43" W	17.03'	17.26'
C2	85°16'13"	30.00'	S 46°00'10" E	40.27'	44.24'
C3	89°58'09"	54.00'	S 46°38'56" E	76.35'	84.79'
C4	42°29'05"	30.00'	N 87°51'52" W	21.74'	22.24'
C5	42°29'05"	30.00'	S 84°35'51" W	21.74'	22.24'
C6	90°00'00"	30.00'	N 46°38'01" W	42.43'	47.12'
C7	32°28'19"	30.00'	N 15°16'10" W	17.06'	17.29'
C8	90°00'00"	20.00'	N 44°31'02" E	28.28'	31.42'
C9	90°00'00"	20.00'	S 45°28'58" E	28.28'	31.42'
C10	91°09'03"	20.00'	S 46°03'29" E	28.57'	31.82'
C11	91°05'34"	5.00'	S 46°05'14" E	7.14'	7.95'
C15	31°00'14"	257.66'	S 84°04'37" W	137.73'	139.42'

LINE	BEARING	DISTANCE	
L1	S 86°53'08" W	1.60'	[S 86°34'26" W 1.70']
L2	N 01°41'14" W	96.49'	[N 01°26'33" W 96.72']
L3	S 87°11'35" W	96.22'	[S 87°02'59" W 96.61']
L4	N 01°38'01" W	80.00'	
L5	S 88°21'59" W	24.00'	
L6	S 01°38'01" E	9.09'	
L7	N 01°38'01" W	8.09'	
L8	N 88°21'59" E	24.00'	
L9	S 89°02'01" E	15.02'	
L10	S 45°00'00" E	11.31'	
L11	N 45°00'00" W	11.35'	
L12	N 01°38'01" W	11.04'	
L13	S 68°48'19" W	31.84'	
L14	N 01°38'01" W	21.68'	
L15	N 66°01'03" E	32.44'	
L16	N 88°27'30" E	19.62'	
L17	N 89°31'02" E	9.59'	
L18	S 00°32'22" E	36.30'	
L19	S 68°48'19" W	13.57'	
L20	S 88°27'30" W	10.38'	
L21	S 44°02'01" E	21.10'	
L22	S 45°57'59" W	21.10'	
L23	S 46°38'01" E	20.43'	
L24	N 43°21'59" E	20.44'	

FINAL PLAT	SCALE: 1"=60'
	DATE: 10/25/2021
	SURVEYED BY: A.A.
	DRAWN BY: Z.M./F.D.
SHEET 1 OF 1	TECHNICIAN: Z.M.
	JOB NO. 21-00420
REVISIONS:	

LEGEND

CM Control Monument
▲ Calculated Point
◉ 1/2" Iron Rod Found
◎ 1/2" Iron Rod Found w/Cap Stamped "GEER"
● 1/2" Iron Rod Set w/Pink Cap Stamped "EST"

EST
101 Bill Bradford Road, Suite 13
Sulphur Springs, Texas 75482
Phone: 903-438-2400 Fax: 903-438-9955
Firm License No. 10024400
www.estinc.com

OWNER

Lamar National Bank

Greg Wilson
President & CEO

200 S. Colligate
Paris, TX 75460
903-785-0701

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

NOTE: All easements are proposed by this plat.
NOTE: Current zoning is PD-C, (Commercial Planned Development) and C-1, (Commercial).
NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.
NOTE: All record calls are denoted in [ ] per document recorded in Inst. No. 2021-0723001483020, O.P.R.C.C.T., unless otherwise noted.
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C0155J, dated June 2, 2009, published by the Federal Emergency Management Agency.

EXHIBIT A

0' 60' 120'
1" = 60.0'

FINAL PLAT OF
FERGUSON-WHITE ADDITION
BLOCK A, LOTS 1,2,& 3
6.448 ACRES
ANNA, TEXAS, COLLIN COUNTY
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
AUGUST 20, 2021

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CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Site Plan: Ferguson-White Addition, Block A, Lot 1

Applicant: Lamar National Bank / Greg Wilson, President & CEO

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lot 1, Site Plan.

SUMMARY:

Bank on one lot on 2.2± acres located at the southwest corner of W. White Street and Ferguson Parkway. Zoned: Planned Development-Restricted Commercial and Restricted Commercial (PD-C-1/C-1) (Ord. No. 821-2019).

The purpose of the site plan is to show the proposed bank 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

2 - PROPOSED WATER METERS & SEWER SERVICES	
IM	1" IRRIGATION METER
WM	1" DOMESTIC WATER METER
2-4" SEWER SERVICE ON LOT FOR MODULAR & BANK BUILDINGS	

0 15' 30' 60' 90'

(1" = 30' SCALE)

= PHASE I BOUNDARY LINE

Site Data Summary Table

Item	Lot 1 - Phase I
General Site Data	
Zoning (from zoning map)	C1
Land Use (from Zoning Ordinance)	Bank
Lot Area (square feet & acres)	95,793 - 2.2
Building Footprint Area (square feet)	1,200
Total Building Area (square feet)	1200
Building Height (# stories)	1
Building Height (feet - distance to tallest building elem	14
Lot Coverage (percent – x.xx%)	1.25
Parking	
Parking Ratio (from Zoning Ordinance)	3.5/1,000sf if GFA
Required Parking (# spaces)	2
Provided Parking (# spaces)	5
Accessible Parking Required (# spaces)	0
Accessible Parking Provided (# spaces)	0
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	40
Additional interior landscape area provided (square fe	1400
Total Landscape Area (square feet)	1400

PARKING SPACES COUNT	
REG. SPACES	31
HANDICAP SPACES	2
TOTAL SPACES	33

HANDICAP SPACE KEY NOTES:

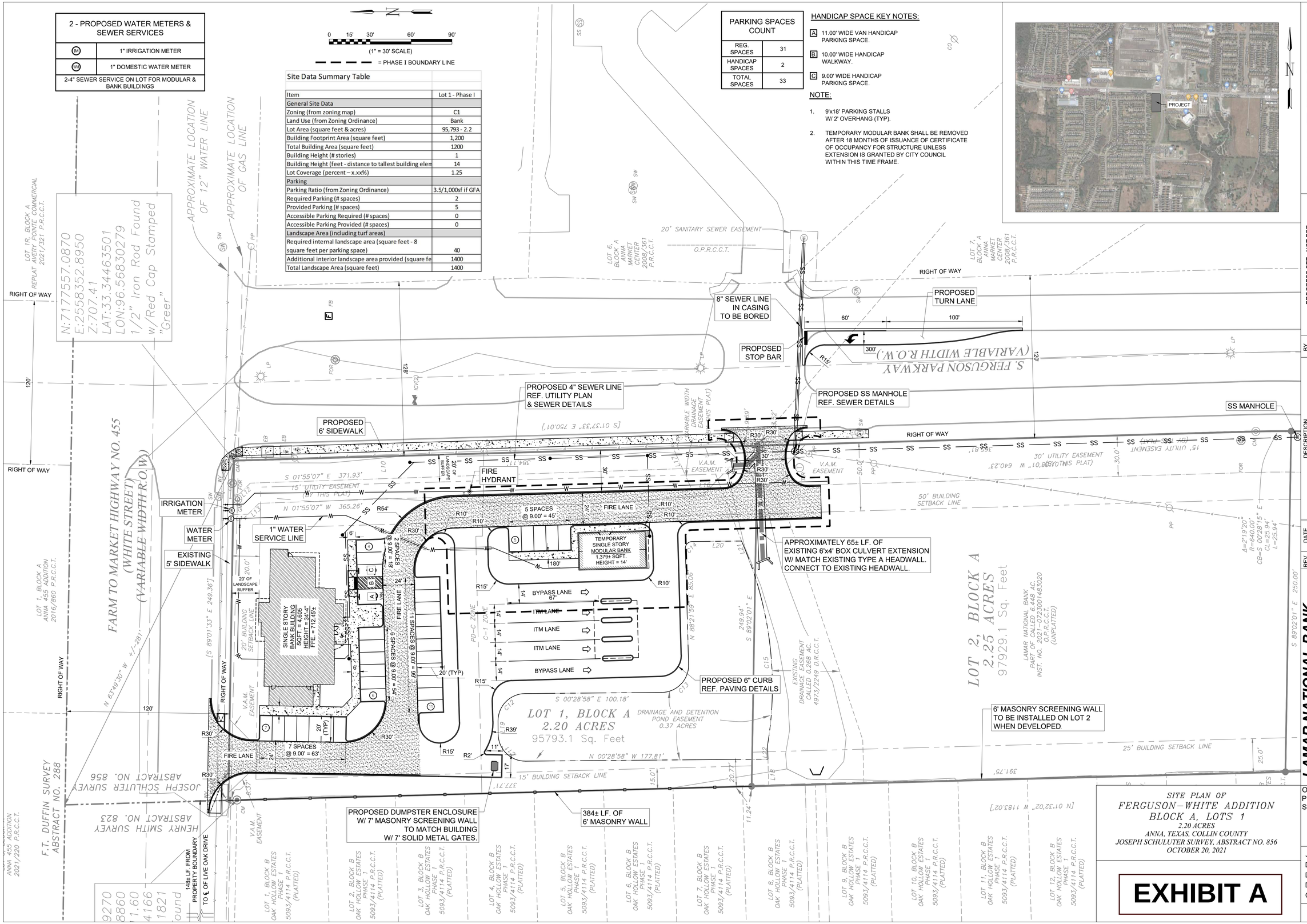
A 11.00' WIDE VAN HANDICAP PARKING SPACE.

B 10.00' WIDE HANDICAP WALKWAY.

C 9.00' WIDE HANDICAP PARKING SPACE.

NOTE:

1. 9'x18' PARKING STALLS W/ 2' OVERHANG (TYP).
2. TEMPORARY MODULAR BANK SHALL BE REMOVED AFTER 18 MONTHS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR STRUCTURE UNLESS EXTENSION IS GRANTED BY CITY COUNCIL WITHIN THIS TIME FRAME.



EST, Inc.
1500 CLARKSVILLE STREET, PARIS, TX. 75460
Ph. (903) 732-6303
www.estinc.com

REGISTRATION NO. F-10777

PROGRESS SET - NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFFREY D. ELDER, P.E. 99238 ON 10/06/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

REV.	DATE	DESCRIPTION	BY

LAMAR NATIONAL BANK

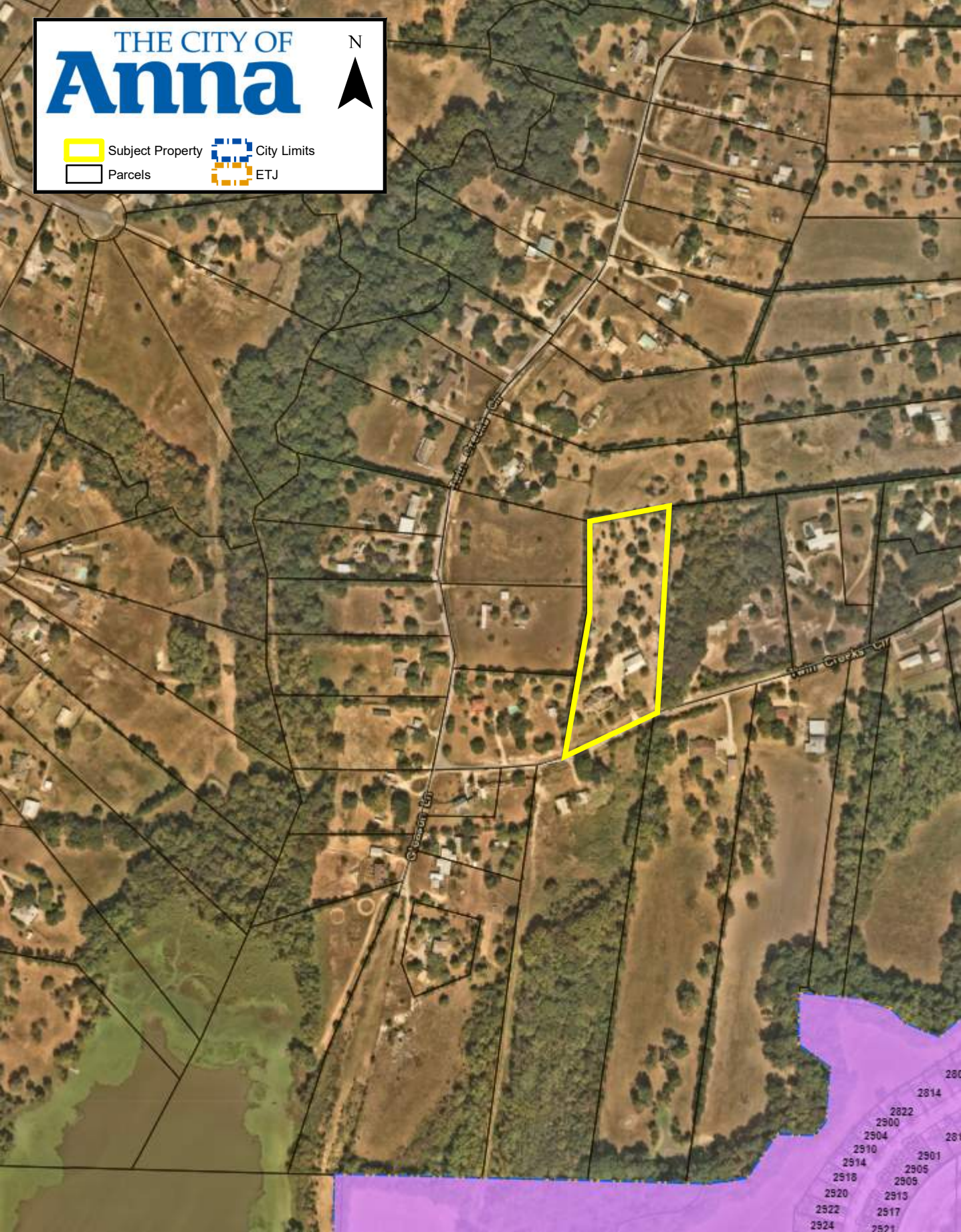
FERGUSON-WHITE ADDITION
LOT 1, BLOCK A
2.20 ACRES
95,793.1 Sq. Feet
SURVEY: JOSEPH SCHULUTER SURVEY, ABSTRACT NUMBER: 856
CONTACT: CHRIS WILKINSON
ADDRESS: 200 S. COLLEGIATE PARIS, TX. ZIP:75460
PHONE: 903-785-0701
ANNA, TX. COLLIN COUNTY

OVERALL PROPOSED SITE PLAN

SITE PLAN OF
FERGUSON–WHITE ADDITION
BLOCK A, LOTS 1
2.20 ACRES
ANNA, TEXAS, COLLIN COUNTY
JOSEPH SCHULUTER SURVEY, ABSTRACT NO. 856
OCTOBER 20, 2021

JOB NO.:	21-00420
DATE:	10/06/2021
DESIGNED BY:	S.N.
DRAWN BY:	E.C.
CHECKED BY:	S.N.

EXHIBIT A


THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ
Twin Creeks Ln
2814
2822
2900
2904
2910
2914
2918
2920
2922
2924
2901
2905
2909
2913
2917

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Jurado Estates, Block A, Lots 1 & 2

Applicant: Margarita Rodriguez Jurado

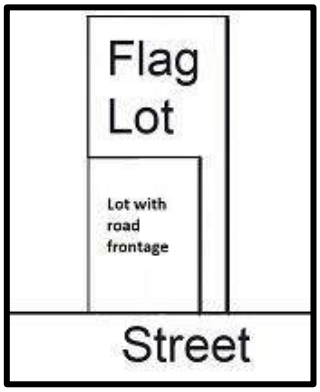
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Jurado Estates, Block A, Lots 1 & 2, Final Plat.

SUMMARY:
Two lots on 3.9± acres located on the north side of Twin Creeks Circle, 385± feet west of Gleason Lane. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

ISSUES:

<u>Waiver for narrow flag lot entrance</u>

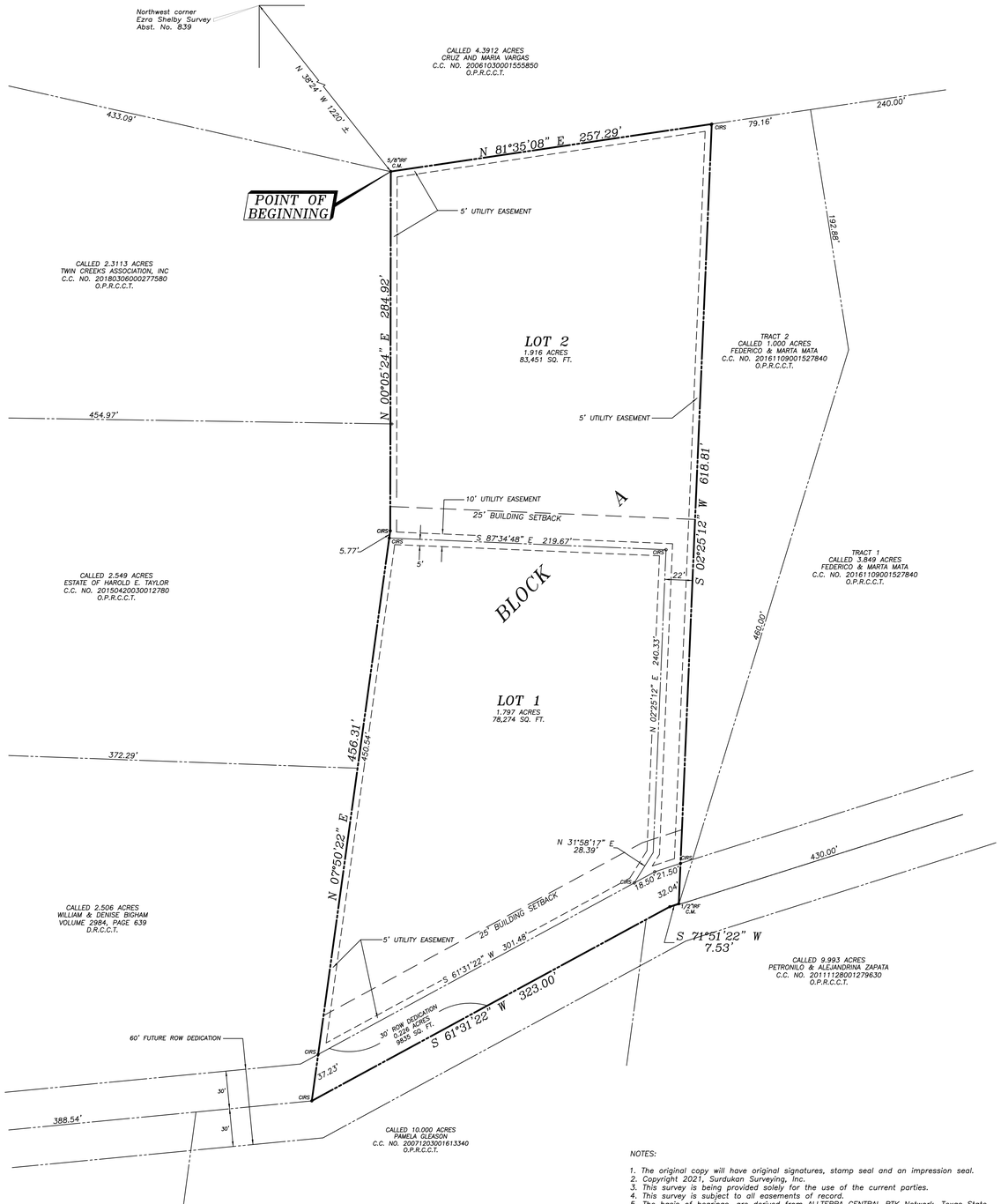


The applicant is requesting a waiver from the 40-foot minimum frontage on a public street requirement in Subsection 9.02.087(b) of the Subdivision Regulations. The applicant is providing 40 feet along the street for Lot 2, however this plat would be creating a flag lot that narrows to 22 feet. The subdivision regulations recommends that irregular shaped lots, such as a flag lot, be avoided but only prohibits such lot if it "…will not be suitable or desirable for the purpose intended, which is an obvious attempt to circumvent the purpose and intent of lot configuration or lot width minimums, or which is so oddly shaped as to create a hindrance to the logical lot layout of surrounding properties." [Subsection 9.02.087(c)] Since the regulations recommends avoiding irregularly shaped lots, it does not specify that the width of a flag lot should be maintained or be wider than the width at the street frontage to the buildable area of the lot, however, it is a typical practice which is why the applicant is requesting the waiver. Lot 1 has already been developed with a septic tank and there are state/county requirements for the distance of septic from a property line that must be maintained. Please see the attached waiver request from the applicant's representative.

With exception to this portion of Lot 2, each lot exceeds all other Subdivision Regulations for the lot area regulations (exceeds a minimum area of one acre; lot depth of 100 feet; and lot width of 40 feet). For these reasons, staff is in support.

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

ATTACHMENTS:
Locator
Exhibit
Waiver Request



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

_____
MAYOR

_____
CITY SECRETARY

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 Grayson Collin Electris Cooperative.
7. Water is provided by City of Anna.
8. Septic is onsite.
9. The purpose of this plat is to subdivide 3.938 acres 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. 48085C0155 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies with in Zone X (Unshaded).

COLLIN COUNTY NOTES:

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

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.

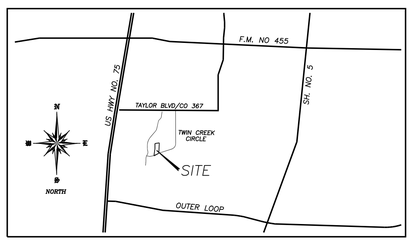
_____
David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

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: _____



LOCATION MAP
NTS

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado & Maria De Los Angeles Ordonez Jurado, is the owners of a tract of land situated in the Ezra Shelby Survey, Abstract No. 839, in the City of Anna ETJ, Collin County, Texas, and also being all of 3.938 acre tract conveyed to Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado & Maria De Los Angeles Ordonez Jurado, as recorded in C.C. No. 20110301000219220, Land Records, Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for corner at the northwest corner of said 3.938 acre tract, said iron rod also being at the northeast corner of a called 2.3113 acre tract conveyed to the Twinn Creeks Association, Inc as recorded in C.C. No. 20180306000277580, Land Records, Collin County, Texas;

THENCE N 81°35'08" E a distance of 257.29' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 02°25'12" W a distance of 618.81' to a 1/2" iron rod found for corner in Twin Creeks Circle;

THENCE S 71°51'22" W a distance of 7.53' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;;

THENCE S 61°31'22" W a distance of 323.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 07°50'22" E a distance of 456.31' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the southeast corner of said called 2.3113 acre tract;

THENCE N 00°05'24" E following the east line of said 2.3113 acre tract a distance of 284.92' to the POINT OF BEGINNING and containing 171,561 Square Feet or 3.938 Acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado & Maria De Los Angeles Ordonez Jurado, does hereby adopt this plat designating the hereinabove described property as **JUARDO ESTATES, 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 renoved 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.

_____
JOSE SAMUEL ORDONEZ JURADO – OWNER

_____
MARGARITA RODRIGUEZ JURADO – OWNER

_____
MARIA DE LOS ANGELES ORDOÑEZ JURADO – 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 JOSE SAMUEL ORDONEZ JURADO, 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: _____

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 MARGARITA RODRIGUEZ JURADO, 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: _____

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 MARIA DE LOS ANGELES ORDOÑEZ JURADO, 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: _____

EXHIBIT A

FINAL PLAT

JURADO ESTATES

BLOCK A, LOTS 1 & 2

BEING 3.938 ACRES OUT OF THE EZRA SHELBY SURVEY, ABSTRACT NO. 839
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
JOSE SAMUEL ORDONEZ JURADO &
MARGARITA RODRIGUEZ JURADO &
MARIA DE LOS ANGELES ORDOÑEZ JURADO
9831 TWIN CREEKS CIRCLE
ANNA, TEXAS 75409
(214) 394-0061

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

SCALE 1" = 50' DATE: SEPTEMBER 8, 2021 JOB No. 2021-138

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200

October 28, 2021

City of Anna City Council
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: Final Plat for Jurado Estates – Waiver Requests

Mayor and Members of the City Council:

On behalf of the Developers, Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado and Maria De Los Angeles Ordonez Jurado, Surdukan Surveying, Inc. has submitted a Final Plat for Jurado Estates. The plat is expected to be heard at the November 3, 2021 Planning & Zoning Commission meeting.

We are respectfully requesting this Final Plat be approved with the following waiver:

- **Section 9.02087 Subdivision Ordinance: Waive the 40' minimum frontage on a public street requirement.**

This two Lot subdivision is located at 9831 Twin Creeks Circle, Anna, Texas. This Final Plat is in the ETJ of Anna. The Owners are requesting this waiver of the 40 minimum frontage on a public road from 40' to 23.68' due to the Lot having to meet the requirements for the County OSSF design standards. Having a 40' wide strip would interfere with the current septic system for Lot 1.

We appreciate your consideration of this waiver request and approval of the Final Plat.

Sincerely,

David J. Surdukan
R.P.L.S. NO. 4613

PLANNING & ZONING COMMISSION

THE CITY OF Anna

www.annatexas.gov

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
Kelly Herdon-Patterson 972-841-7804 | yukonJac1@yahoo.com	May 2021 (Filled unexpired term)		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

THE CITY OF Anna

www.annatexas.gov

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

THE CITY OF Anna

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.

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.

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

www.annatexas.gov

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.

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.

(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 do 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.

(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.

(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.

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

The purpose of this chapter is 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 you 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 planers, 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

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

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-

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.

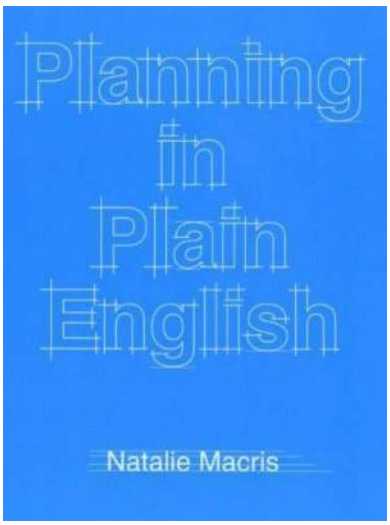
It is also useful to community members to have an easy reference guide for how meetings will work written so that it can be easily understood. If you have this kind of information readily available, it will encourage the community to understand that you value their ideas and that the process is arranged 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 makes 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.

Ethics ordinances tend to regulate:

1. Activities that require disclosure such as sources of income

2. Behavior that is prohibited

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

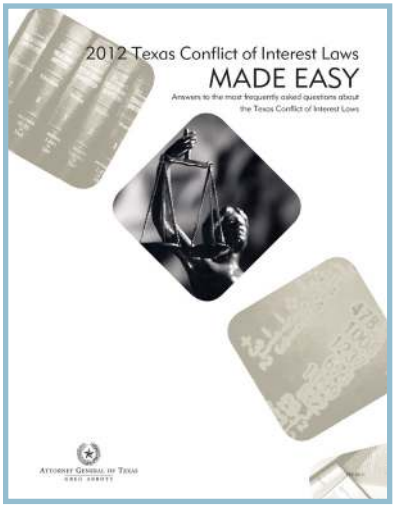
Ethical standards for planners and planning officials have been promulgated by the American Planning Association and the American Institute of Cer-

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.

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.

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

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.

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

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 of 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

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.

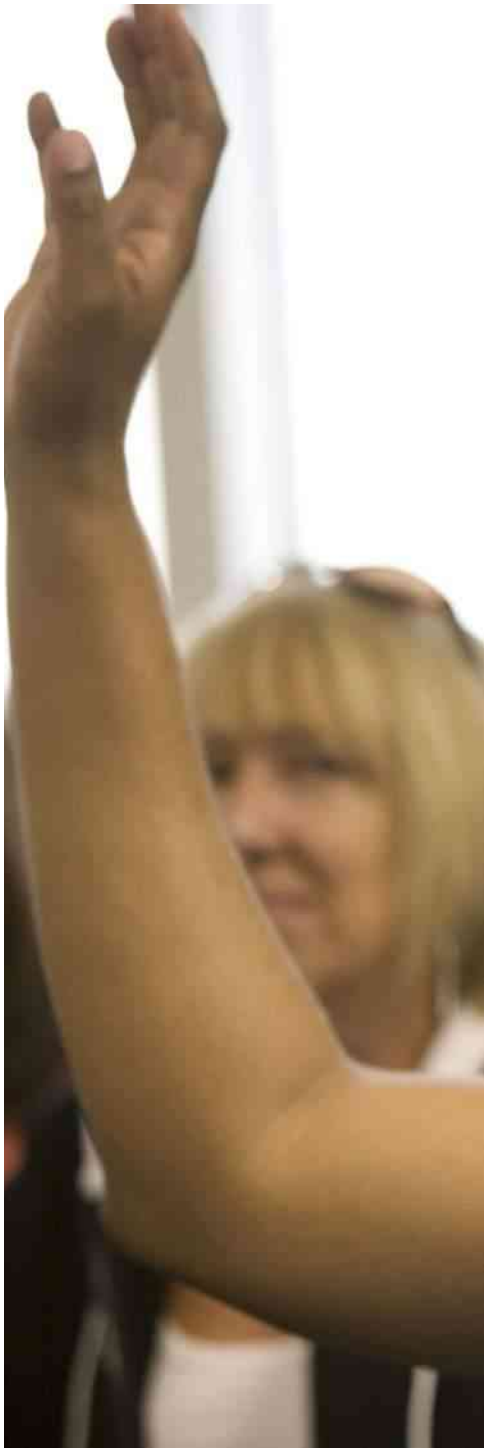
Civility

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 and 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 substandard.
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 :

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

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

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 site 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 agendized 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 hears 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 valued 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

THE CITY OF Anna

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

THE CITY OF Anna

DRAFT

2022 - ZONING, PLAN, AND PLAT SUBMITTAL CALENDAR

*SUBMITTAL DATE *1st Wednesday following a regularly scheduled P&Z meeting*	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
October 4, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 4, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

Before the meeting began, Mr. Ross Altobelli, Director of Development Services, advised the Commission that staff had received a letter from Chairman Alonzo Tutson resigning from his position, effective immediately. Mr. Altobelli also advised the Commission that because of this, staff would be postponing agenda items 5 & 6 to a later date after Council has had an opportunity to appoint someone to fill the position. Mr. Altobelli then asked Vice-Chairman Henke to serve as lead for the Planning & Zoning Commission meeting.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 7:00 pm.

   Commissioners present were Latoya Grady, Nick Rubits, Dennis Ogan, Donald Henke, and Brent Thomas. Commissioner Paul Wenzel was absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Councilman Toten was also in attendance for the meeting.

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.

4. Location Map

Planning & Zoning Annual Organizational Review

Before the meeting began, Agenda Items 5 & 6 were placed on hold to a future meeting date until Council could appoint a new Commissioner to fill the vacant position left by Chairman Alonzo Tutson.

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

A motion was made by Commissioner Thomas, seconded by Commissioner Ogan to recommend approval of consent items 7 through 19. The vote was unanimous.

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

    Ms. Mecke gave a brief presentation.

    Commissioner Thomas asked if the Fire Chief was amenable to the applicant's request.

    Ms. Mecke advised that the Fire Department was fine with the request.

    The Public Hearing was opened at 7:07 p.m.

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

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

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

    Ms. Mecke gave a brief presentation.

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

Vice-Chairman Henke asked if the applicant had provided a layout.

Ms. Mecke advised the Commission that the current request was specifically for zoning and that a Preliminary Plat will come at a later time.

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

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to recommend approval of the zoning request. The vote was unanimous.

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.

Mr. Altobelli gave a brief presentation.

Commissioner Rubits asked if staff had any concern with these types of accessary uses being too close to the property lines or fencing.

Mr. Altobelli advised the Commission that staff feels comfortable with the request because the applicants for these types of reviews and requests still need to be code compliant.

Commissioner Rubits asked if city staff does site visits while the pools are under construction

Mr. Altobelli advised the City of Anna's Building Inspectors do onsite visits while the pools are under construction.

The Public Hearing was opened at 7:19 p.m.

Stephanie Hendricks, 316 Lockhurst Drive, addressed the Commission that her preference would be to have a 4-foot setback instead of the staff recommended 5-foot setback. Ms. Hendricks advised the Commission that she currently has pool plans submitted with the City of Anna's Building Department and because her husband is taller than 6-foot, a larger pool was necessary.

The Public Hearing was closed at 7:23 p.m.

Commissioner Thomas and Commissioner Ogan asked staff if the 5-foot was a staff preference or could they vote to have a smaller setback to accommodate Ms. Hendricks request.

Mr. Altobelli advised the Commission that staff would be in support of whichever size the Commission felt was appropriate.

A motion was made by Commissioner Grady, seconded by Commissioner Rubits to recommend approval of the Zoning Text Amendment request. The vote was unanimous.

23. Workshop: Provide feedback for proposed development(s).

Mr. Altobelli gave a brief presentation regarding the Coyote Meadow residential development that is currently being discussed between staff, Ashton Woods, and Starlight Homes. The proposed location is currently within the City of Anna's ETJ and would have to go through Annexation and Zoning.

Daniel Leifer with Ashton Woods provided a slideshow presentation to show the Commission the conceptual layout, different product types, different elevation types, and the different amenities that would be available within the subdivision.

Vice-Chairman Henke asked staff if the city's master plan considered the entire proposed area as residential.

Mr. Altobelli advised the Commission that the area is proposed as residential in the master plan.

Vice-Chairman Henke and Commissioner Ogan expressed concern for the amount of traffic this proposed development would add to the area and with too little options to enter and exit the subdivision.

Mr. Leifer advised the Commission that Ashton Woods and Starlight Homes have thoroughly enjoyed working with city staff on this project and will continue to do what is necessary to work through any remaining kinks before coming before the Commission and Council.

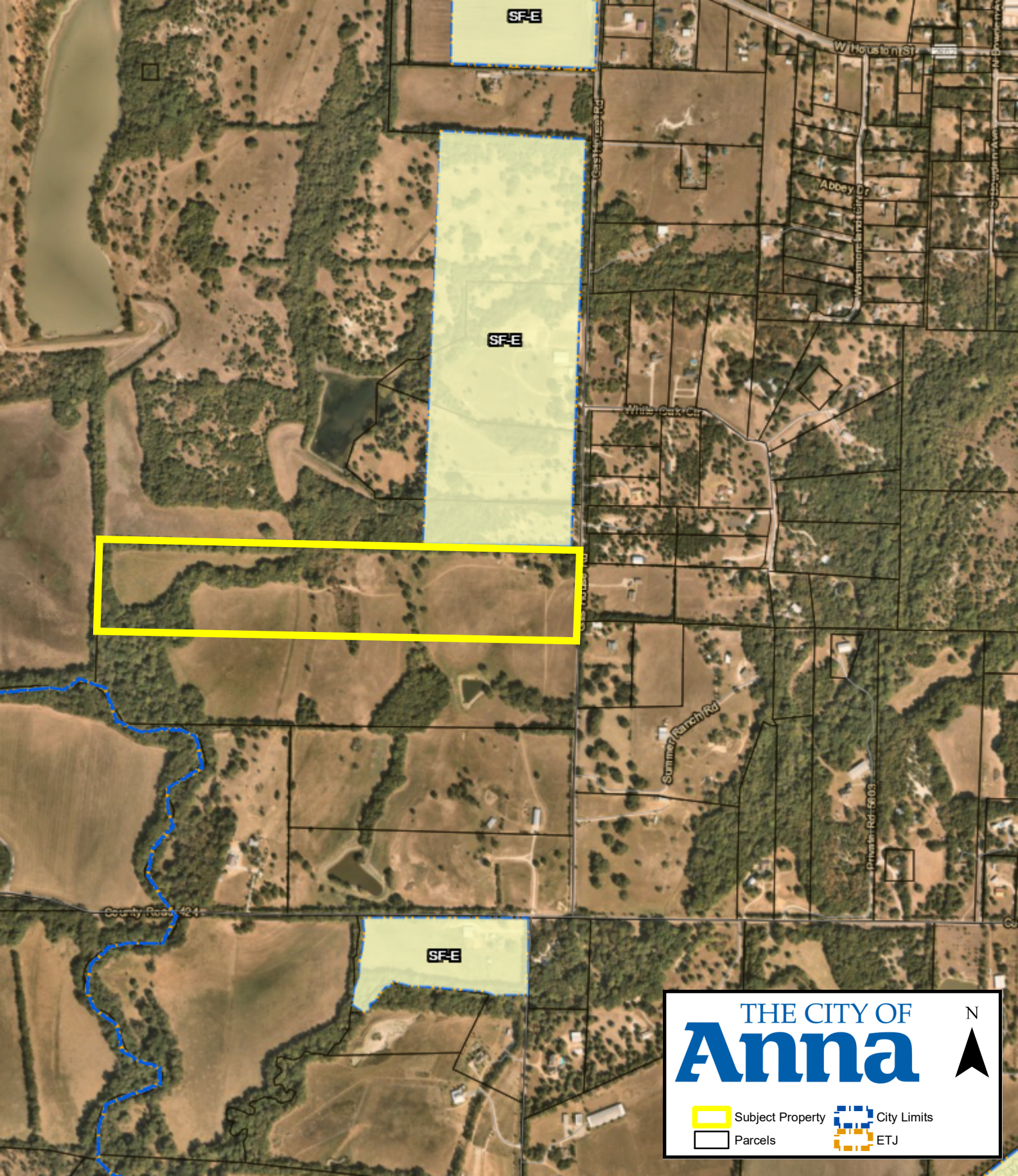
Adjourn

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:05 pm.

_____
Donald Henke
Planning and Zoning Commission Vice-Chairman

ATTEST:

_____


SF-E
SF-E
SF-E
W Houston St
Abbey Dr
Westmoreland Circle
Castle Haze Rd
White Oak Cir
Summer Ranch Rd
Private Rd 5803
County Road 424
THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Development Plat: Lazy S Acres, Block A, Lot 1

Applicant: Carol Skrabanek Barrows Trust

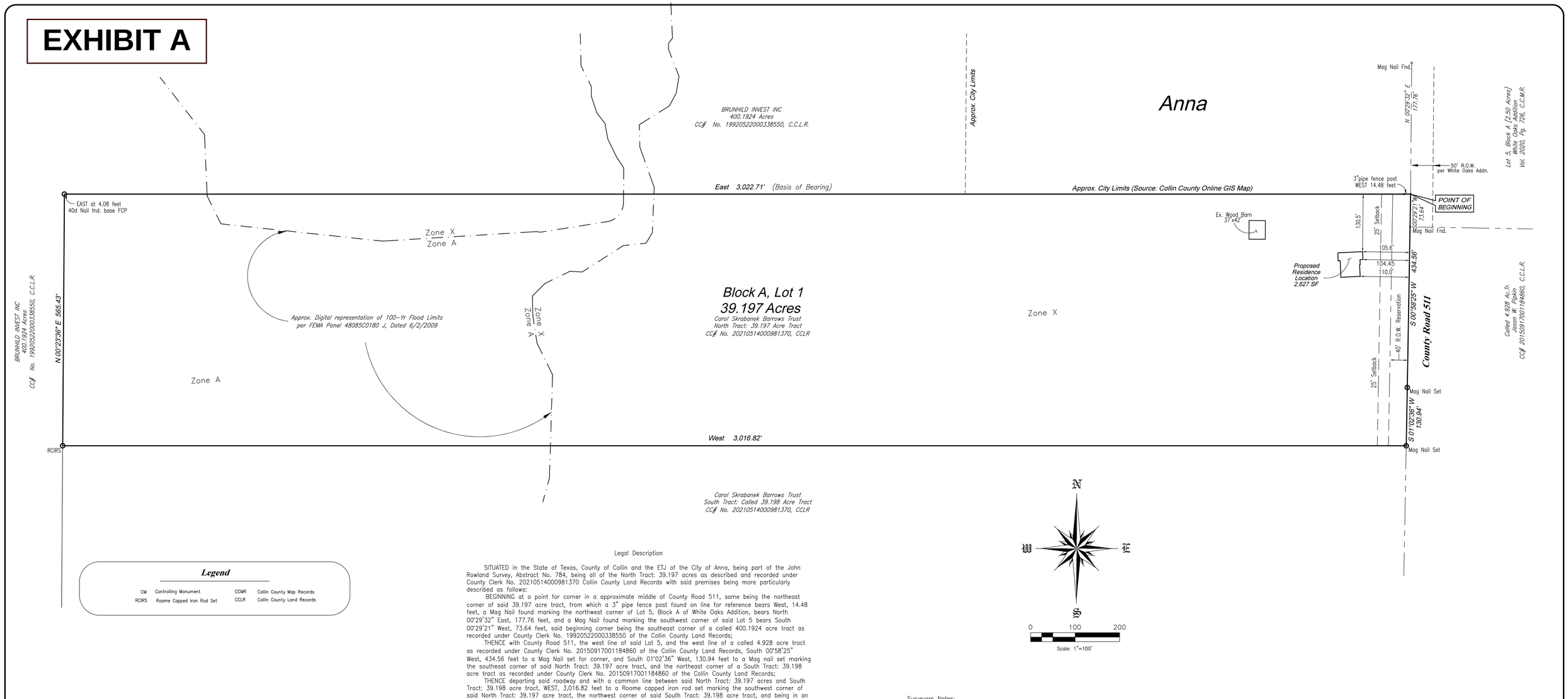
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Lazy S Acres, Block A, Lot 1, Development Plat.

SUMMARY:
Single-family residence on one lot on 39.2± acres located on the west side of County Road 511, 1,200± feet north of County Road 424. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
Locator
Exhibit

EXHIBIT A



Legend

CM	Controlling Monument	CCMR	Collin County Map Records
RCIRS	Roome Capped Iron Rod Set	CCLR	Collin County Land Records

Legal Description

SITUATED in the State of Texas, County of Collin and the ETJ of the City of Anna, being part of the John Rowland Survey, Abstract No. 784, being all of the North Tract: 39.197 acres as described and recorded under County Clerk No. 20210514000981370 Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a point for corner in a approximate middle of County Road 511, same being the northeast corner of said 39.197 acre tract, from which a 3" pipe fence post found on line for reference bears West, 14.48 feet, a Mag Nail found marking the northwest corner of Lot 5, Block A of White Oaks Addition, bears North 00°29'32" East, 177.76 feet, and a Mag Nail found marking the southwest corner of said Lot 5 bears South 00°29'21" West, 73.64 feet, said beginning corner being the southeast corner of a called 400.1924 acre tract as recorded under County Clerk No. 19920522000338550 of the Collin County Land Records;

THENCE with County Road 511, the west line of said Lot 5, and the west line of a called 4.928 acre tract as recorded under County Clerk No. 20150917001184860 of the Collin County Land Records, South 00°58'25" West, 434.56 feet to a Mag Nail set for corner, and South 01°02'36" West, 130.94 feet to a Mag nail set marking the southeast corner of said North Tract: 39.197 acre tract, and the northeast corner of a South Tract: 39.198 acre tract as recorded under County Clerk No. 20150917001184860 of the Collin County Land Records;

THENCE departing said roadway and with a common line between said North Tract: 39.197 acres and South Tract: 39.198 acre tract, WEST, 3,016.82 feet to a Roome capped iron rod set marking the southwest corner of said North Tract: 39.197 acre tract, the northwest corner of said South Tract: 39.198 acre tract, and being in an east line of the aforementioned called 400.1924 acre tract;

THENCE with the west line of said North Tract: 39.197 acres and an east line of said 400.1924 acre tract, North 00°23'36" East, 565.43 feet to a point marking the northwest corner of said North Tract: 39.197 acres, an ell corner of said 400.1924 acre tract, from which a 60d nail found at the base of a wood fence corner post bears EAST, 4.08 feet;

THENCE with the north line of said North Tract: 39.197 acre tract, the south line of said 400.1924 acre tract, EAST (Basis of Bearing), passing at 4.08 feet said 40d nail at the base of a wood fence corner post, and continuing for a total distance of 3,018.62 feet to the place of beginning and containing 39.197 acres of land.

Flood Note

The subject property falls in Zone X and Zone A (BFE – No Base Flood Elevation determined) according to the Flood Insurance Rate Maps, Panel No. 48085C180 J. dated 6/3/2009, as published by the Federal Emergency Management Agency.

Surveyor's Certificate

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

_____
Registered Professional Land Surveyor
Registration No. 4051

BEFORE ME, the under signed authority, a Notary Public in and for siad County and State, on this day personally appeared F.E. Bemenderfer Jr., 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.

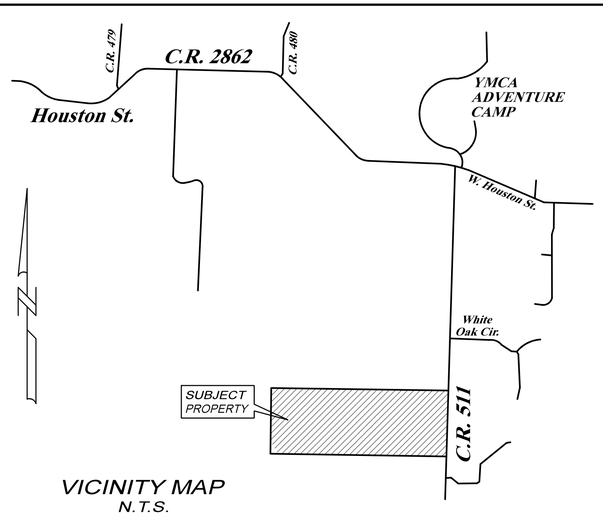
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2021.

_____
NOTARY PUBLIC in and for Collin County

My Commission Expires: _____

Surveyors Notes:

1. 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.
2. Surveyor did not abstract for subject property. This survey is subject to all easements of record.
3. This plat was performed without the benefit of a title commitment.
4. This plat is being provided solely for the use of the current properties and not to be used without written permission of the undersigned surveyor.
5. The Basis of Bearing is the vesting deed for the subject property as recorded under County Clerk No. 20210514000981370 Collin County Land Records.
6. As noted on the survey the subject property is affected by a Special Flood Hazard Area.



VICINITY MAP
N.T.S.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

Owner
Carol Skrabanek Barrows Trust
9224 Clearhurst Drive
Dallas, Texas 75238
Ph: 214-500-8127

Surveyor
Roome Land Surveying, Inc.
P.O. Box 941647
Plano, TX 75094
Preparer: Fred Bemenderfer
972-423-4372
Firm No. 10013100

Development Plat

Lazy S Acres

Block A, Lot 1
Being 39.197 Acres
John Rowland Survey, Abstract No. 784
City of Anna ETJ
Collin County, Texas
October 6, 2021

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

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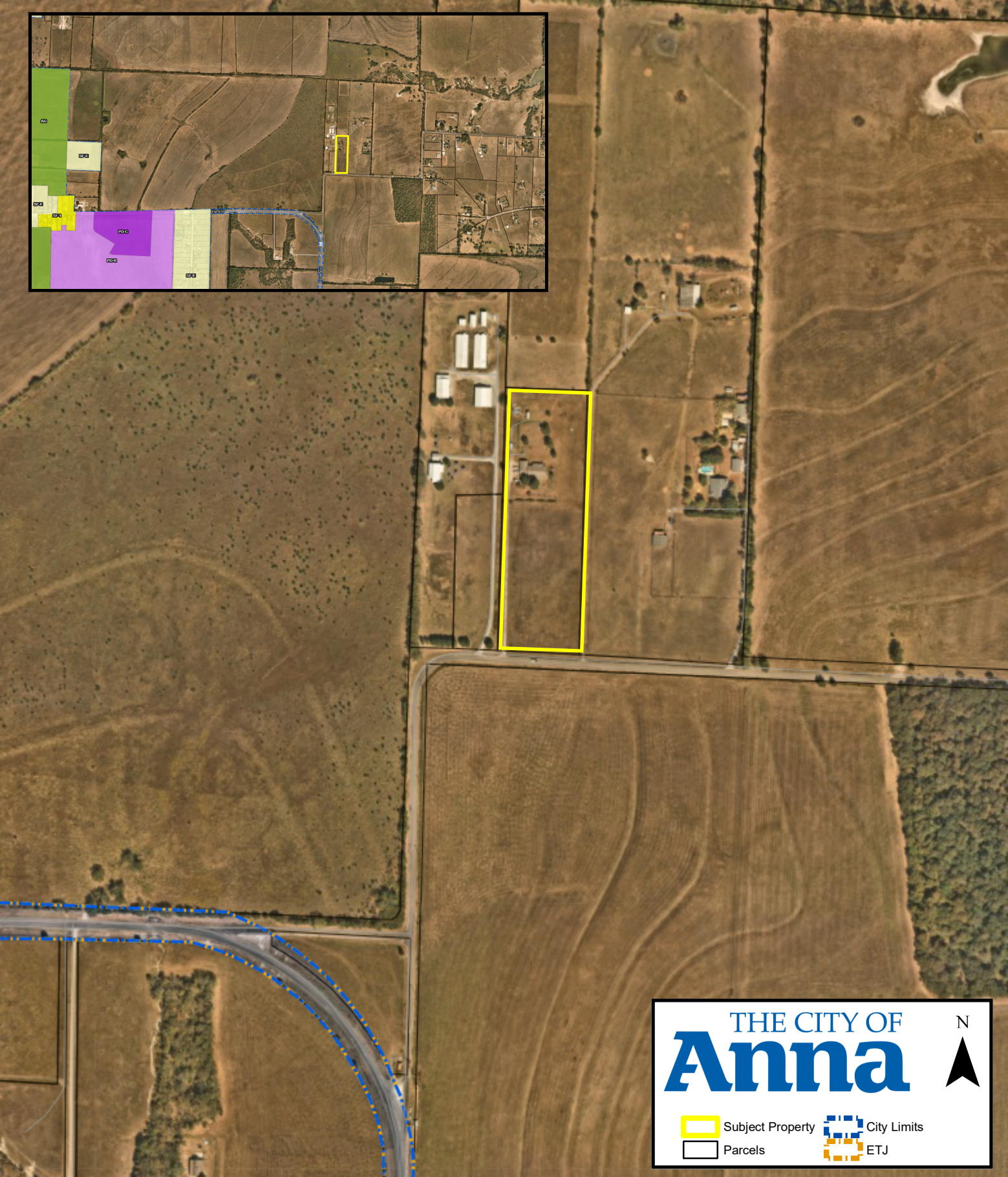

AG
SFE
SFE
SFA
PD-C
PD-R
SFE
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Turner Addition, Block A, Lots 1, 2, & 3

Applicant: Joseph & Beverly Turner

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Turner Addition, Block A, Lots 1, 2, & 3, Final Plat.

SUMMARY:
Three lots on 5.0± acres located on the north side of County Road 424, 1,500± feet northeast of the intersection of County Road 424 and Farm-to-Market 455. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

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

ATTACHMENTS:
Locator
Exhibit

NOTES:

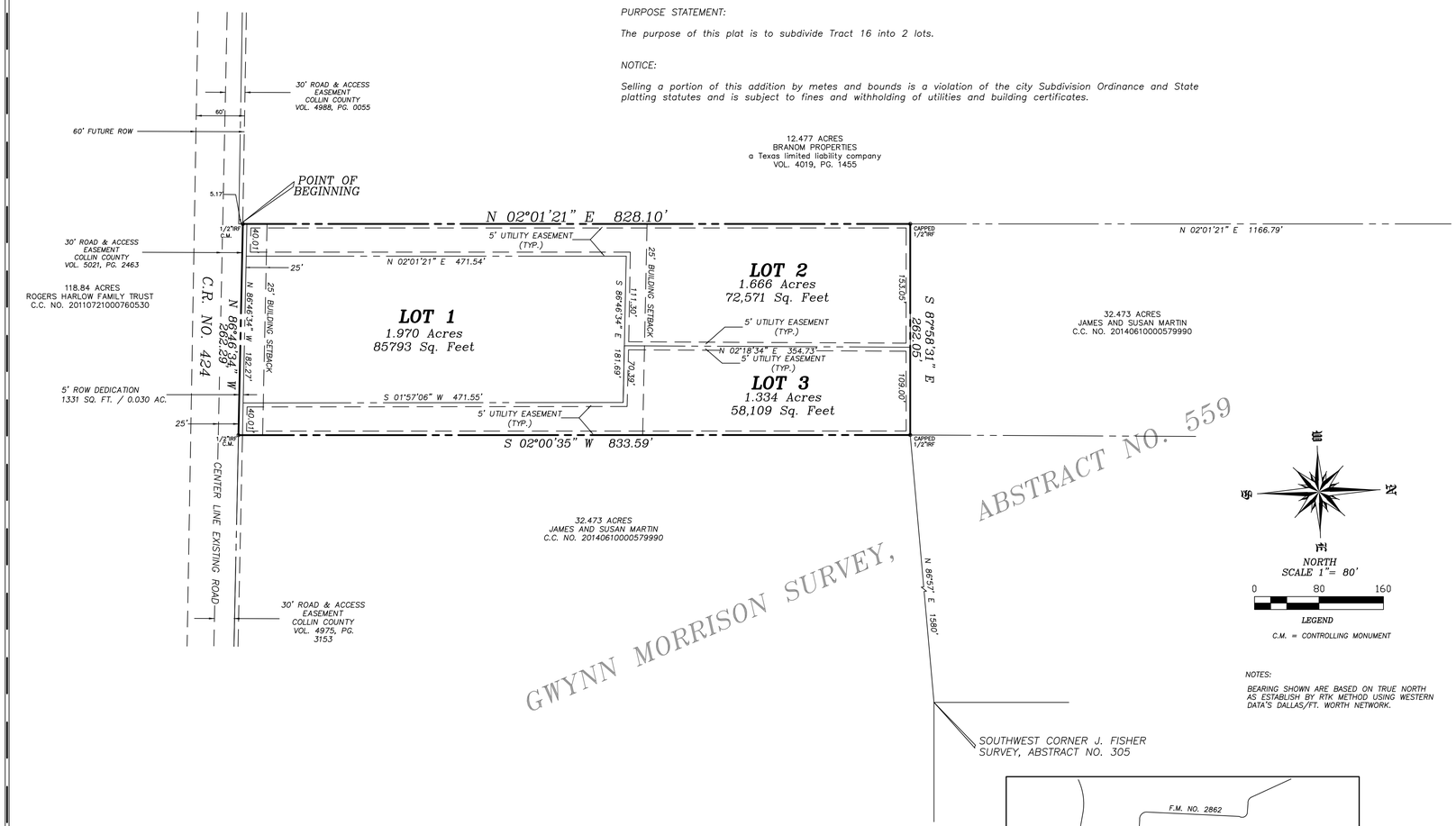
1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2021, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide Tract 16 into 2 lots.

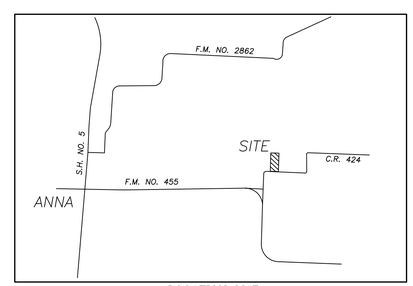
NOTICE:

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.



NOTES:

BEARING SHOWN ARE BASED ON TRUE NORTH AS ESTABLISH BY RTK METHOD USING WESTERN DATA'S DALLAS/FT. WORTH NETWORK.



LOCATION MAP
NOT TO SCALE

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS Joe Turner and wife Beverly Turner are the owners of a tract of land situated in the Gwynn Morrison Survey, Abstract No. 559, Collin County, Texas and being all of a 5.000 acre tract conveyed to Joe Turner and wife Beverly Turner as recorded in County Clerk's No. 20160128000101100, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod found at the southwest corner of said 12.49 acre tract in the north ROW line of County Road No. 424, said iron rod being N 02°01'21" E a distance of 5.17' from a 1/2" iron rod found for the southeast corner of a 12.477 acre tract conveyed to Branom Properties as recorded in Volume 4019, Page 1455, D.R.C.C.T.;

THENCE N 02°01'21" E following the west line of said 12.49 acre tract a distance of 828.10' to a capped 1/2" iron rod found for corner;

THENCE S 87°58'31" E a distance of 262.05' to a capped 1/2" iron rod found for corner;

THENCE S 02°00'35" W a distance of 833.59' to a 1/2" iron rod found for corner in the north ROW line of said C.R. No. 424;

THENCE N 86°46'34" W a distance of 262.29' to the POINT OF BEGINNING, and containing 217,800 Square Feet or 5.000 Acres of land.

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Joseph and Beverly Turner, do hereby adopt this plat designating the hereinabove described property as TURNER ADDITION, BLOCK A, LOTS 1, 2 AND 3 an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of Anna and all public utilities constructing, recon– structing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS MY HAND at Anna, Texas, this ____ day of _____, 2021.

_____ _____
JOSEPH TURNER BEVERLY TURNER

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Joseph Turner, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of_____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Beverly Turner known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of_____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Accepted this _____ day of_____, 2021, by the City Council of the City of Anna, Texas.

_____ _____
Mayor City Secretary

Health Department Certification:

I hereby certify that the on–site sewage facilities described on this plat conform to the applicable OSSF laws of the State 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

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID J. SURDUKAN, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Anna, Collin County, Texas.

_____
DAVID J. SURDUKAN R.P.L.S. NO. 4613

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared DAVID J. SURDUKAN, 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.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

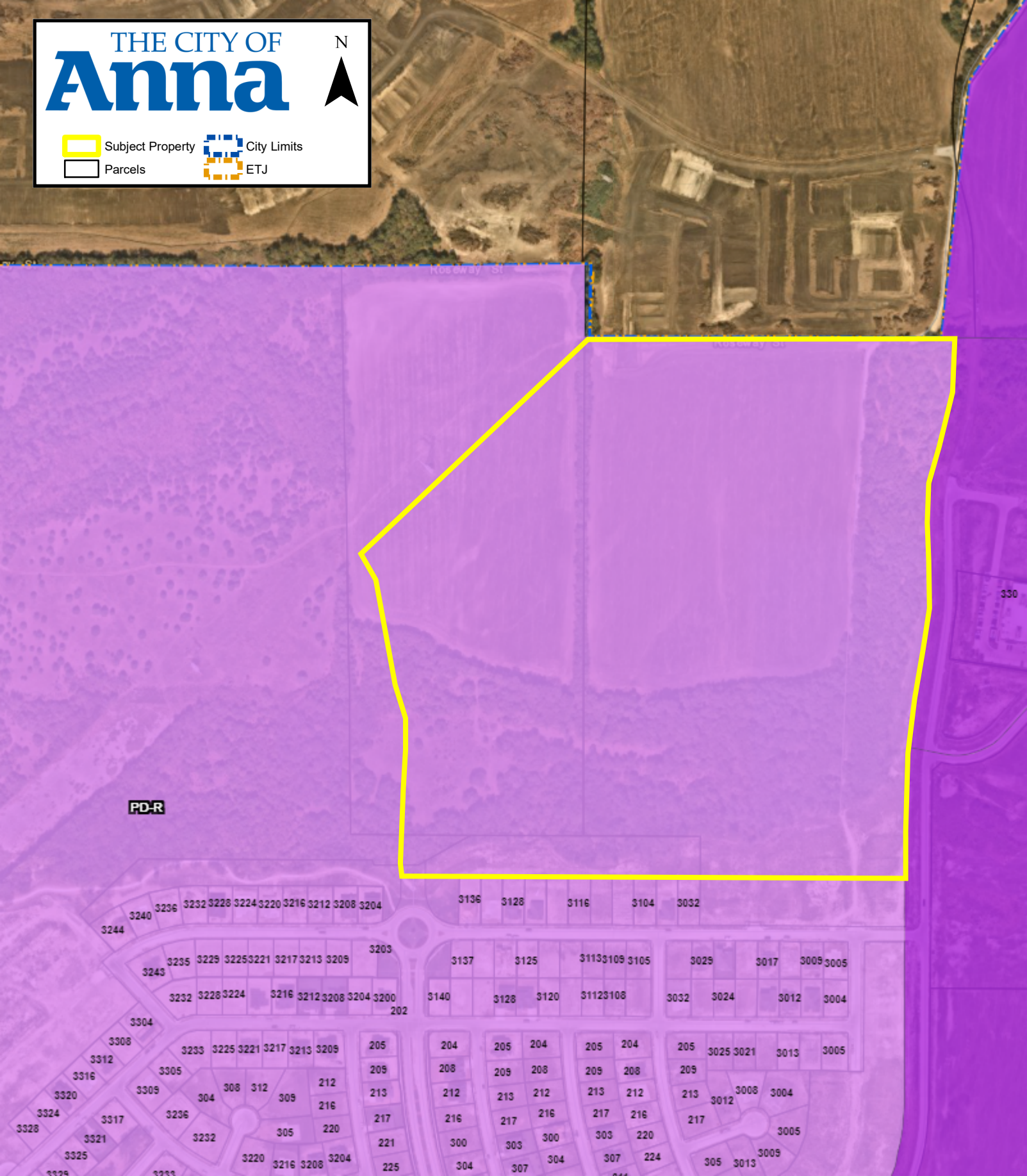
FINAL PLAT
TURNER ADDITION
BLOCK A, LOTS 1, 2 AND 3
BEING 5.000 ACRES OUT OF THE GWYNN MORRISON SURVEY
ABSTRACT NO. 559
COLLIN COUNTY, TEXAS

OWNER
JOSEPH AND BEVERLY TURNER
3883 C.R. NO. 424
ANNA, TEXAS 75409
(214) 450–0873

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924–8200

EXHIBIT A

SCALE 1" = 80' DATE: OCTOBER 6, 2021 JOB No. 2010–56


THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ
PD-R

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: The Villages of Hurricane Creek, Phase 2

Applicant: CADG Hurricane Creek, LLC

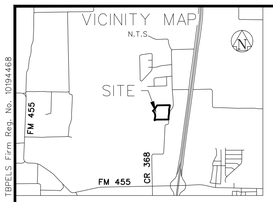
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 2, Final Plat.

SUMMARY:
267 single-family residential lots and 6 common area lots on 56.2± acres located on the west side of Standridge Boulevard, 310± feet north of Creek Meadow 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 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:
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:
Locator
Exhibit

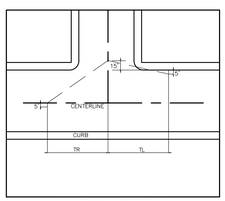


LEGEND

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
WME	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE

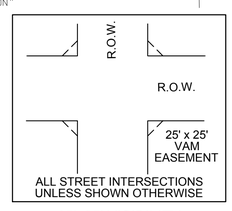
N W E S

0 50 100 200
GRAPHIC SCALE IN FEET

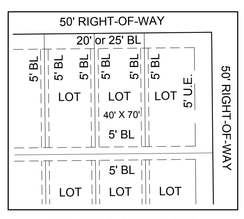


50' ROW DETAIL
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION
(TYP.) N.T.S.

MPH	T
30	110+200=310
35	130+250=380
40	130+325=475
45	165+400=565
50	190+475=665



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



BUILDING SETBACKS
50' REAR ENTRY
(TYP.) N.T.S.

EXHIBIT A

OWNER
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

A FINAL PLAT OF THE VILLAGES OF HURRICANE CREEK - PHASE 2

56.238 ACRES TOTAL
267 RESIDENTIAL LOTS,
6 COMMON AREA LOTS
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

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 48085C0155J EFFECTIVE DATE JUNE 6, 2009.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

Revisions:	
Job #:	CEN18001
Drawn By:	MRY
Checked By:	CSR
Date:	10/25/2021
Scale:	1" = 100'

A FINAL PLAT OF VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2
267 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS
11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PH # 469-213-1800

SHEET 1 OF 3 SHEETS

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TBPELS Firm Reg. No. 10194468
DWG NAME: C:\USERS\MYGST\DESKTOP\CEN18001_PA2F.DWG

Copyright © 2021 Peloton Land Solutions, Inc.
TBPELS Firm Reg. No. 10194468

LEGAL DESCRIPTION:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NUMBER 105 AND THE W.S. RATTAN SURVEY, ABSTRACT NUMBER 752, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CADG HURRICANE CREEK, LLC KNOWN AS TRACT 2 RECORDED IN INSTRUMENT NUMBER 20150529000631020 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 A TRACT OF LAND TO MM ANNA 325, LLC TRACT 1 RECORDED IN INSTRUMENT NUMBER 20190411000386110 AND BEING THE NORTHWEST CORNER OF ONE ANNA TWO ADDITION RECORDED IN INSTRUMENT NUMBER 20210607010002180 OF SAID O.P.R.C.C.T.

THENCE DEPARTING THE SOUTH LINE OF SAID MM ANNA TRACT FOLLOWING THE WEST LINE OF SAID ONE ANNA TWO ADDITION TRACT AND BEING THE WEST LINE OF STANDRIDGE BOULEVARD (A CALLED 80' RIGHT-OF-WAY) THE FOLLOWING BEARINGS AND DISTANCES:

S 02° 05' 48" E, 55.77 TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 205.60 FEET, THROUGH A CENTRAL ANGLE OF 16° 49' 44", HAVING A RADIUS OF 700.00 FEET, AND A LONG CHORD WHICH BEARS S 06° 27' 08" W, 204.87 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 14° 47' 37" W, 121.39 FEET TO A 1/2 INCH IRON ROD FOUND AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 205.59 FEET, THROUGH A CENTRAL ANGLE OF 16° 49' 39", HAVING A RADIUS OF 700.00 FEET, AND A LONG CHORD WHICH BEARS S 06° 28' 09" W, 204.85 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 02° 00' 44" E, 201.29 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 116.43 FEET, THROUGH A CENTRAL ANGLE OF 09° 31' 48", HAVING A RADIUS OF 699.99 FEET, AND A LONG CHORD WHICH BEARS S 02° 49' 59" W, 116.30 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 07° 36' 10" W, 394.08 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND AND THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.69 FEET, THROUGH A CENTRAL ANGLE OF 08° 19' 23", HAVING A RADIUS OF 700.03 FEET, AND A LONG CHORD WHICH BEARS S 03° 23' 47" W, 101.60 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER 3258" FOUND;

S 00° 46' 53" E, 187.26 FEET TO THE NORTHEAST CORNER OF THE VILLAGES OF HURRICANE CREEK, PHASE 1 RECORDED IN INSTRUMENT NUMBER 20210120001267OO OF SAID O.P.R.C.C.T;

THENCE FOLLOWING THE NORTH LINE OF SAID HURRICANE CREEK, PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES:

S 89° 13' 07" W, 1,391.48 FEET;

S 59° 26' 33" W, 165.35 FEET:

THENCE DEPARTING SAID NORTH LINE OF SAID HURRICANE CREEK, PHASE 1 OVER AND ACROSS SAID TRACT 2 THE FOLLOWING BEARINGS AND DISTANCES:

N 00° 46' 53" W, 38.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, 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 N 05° 37' 43" E, 111.64 FEET;

N 12° 02' 18" E, 192.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, 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 N 17° 20' 48" W, 716.38 FEET;

N 46° 43' 54" W, 32.41 FEET;

N 46° 18' 49" E, 276.60 FEET;

N 32° 16' 49" E, 500.47 FEET;

THENCE N 89° 04' 42" E, 1382.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,449,716 SQUARE FEET OR 56.238 ACRES 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 0.999874745355.
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. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
10. COLLIN COUNTY WILL NOT 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 "PELOTON" SET, UNLESS NOTED OTHERWISE.
12. LOT CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELOTON" 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. ALL FENCE, DRAINAGE, AND RETAINING WALL MAINTENANCE EASEMENTS ARE THE RESPONSIBILITY OF THE HOA.

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 2, 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 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: 10/25/2021_____
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: _____

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

_____
MAYOR

_____
CITY SECRETARY

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°49'11"	500.00'	111.87'	N05°37'43"E	111.64'
C2	58°46'11"	730.00'	748.78'	N17°20'48"W	716.38'
C3	16°49'44"	700.00'	205.60'	S06°27'08"W	204.87'
C4	16°49'39"	700.00'	205.59'	S06°28'09"W	204.85'
C5	9°31'48"	699.99'	116.43'	S02°49'59"W	116.30'
C6	8°19'23"	700.03'	101.69'	S03°23'47"W	101.60'
C7	17°01'19"	175.00'	51.99'	N06°27'35"E	51.80'
C8	16°58'59"	1125.00'	333.46'	N06°28'45"E	332.24'
C9	9°36'54"	575.00'	96.49'	N02°47'43"E	96.38'
C10	16°22'11"	396.77'	113.36'	N82°43'25"W	112.97'
C11	56°47'53"	150.00'	148.70'	S60°40'46"W	142.68'
C12	22°14'32"	390.00'	151.40'	S43°24'05"W	150.45'
C13	7°15'36"	300.00'	38.01'	S87°17'30"E	37.99'
C14	41°36'32"	225.00'	163.40'	S70°07'02"E	159.83'
C15	46°48'07"	250.00'	204.21'	S25°51'50"E	198.58'
C16	33°26'27"	400.00'	233.46'	N73°58'58"W	230.16'
C17	8°27'17"	575.00'	84.85'	S36°30'28"W	84.77'
C18	31°58'19"	575.00'	320.86'	S16°17'40"W	316.71'
C19	11°51'35"	875.22'	181.16'	S06°06'27"W	180.84'
C20	15°09'37"	600.00'	158.76'	S82°06'41"E	158.30'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	17°28'52"	1245.00'	379.85'	S83°16'18"E	378.38'
C22	80°23'32"	50.00'	70.16'	N47°47'30"E	64.54'
C23	9°36'28"	600.00'	100.61'	N02°47'30"E	100.49'
C24	9°36'28"	268.57'	45.04'	N87°12'30"W	44.98'
C25	15°25'55"	975.00'	262.60'	N84°17'47"W	261.81'
C26	3°11'53"	1000.00'	55.82'	N11°49'14"E	55.81'
C27	80°00'20"	10.50'	14.66'	N32°24'00"W	13.50'
C28	20°54'15"	50.00'	18.24'	N02°48'59"W	18.14'
C29	21°33'55"	50.00'	18.82'	S81°13'47"E	18.71'
C30	80°00'25"	10.50'	14.66'	N27°57'53"W	13.50'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°24'31"W	25.00'
L2	N75°09'23"W	24.03'
L3	S54°31'21"W	35.25'
L4	S49°18'46"E	49.95'
L5	S77°57'43"E	25.00'
L6	N54°19'09"E	32.47'
L7	N82°24'16"W	16.21'
L8	N76°34'50"W	13.69'
L9	S80°38'03"E	61.39'
L10	S89°17'48"W	60.46'

LINE TABLE		
NO.	BEARING	LENGTH
L11	N40°27'07"E	75.06'
L12	S21°15'39"W	50.94'
L13	N07°48'14"E	64.25'
L14	N89°17'48"E	65.49'
L15	N87°59'16"E	71.96'
L16	N06°02'10"E	35.54'
L17	N04°24'41"W	14.79'
L18	N07°35'22"E	35.53'
L19	N02°00'44"W	57.06'

EXHIBIT A

OWNER
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

A FINAL PLAT OF
THE VILLAGES OF
HURRICANE CREEK -
PHASE 2

56.238 ACRES TOTAL
267 RESIDENTIAL LOTS,
6 COMMON AREA LOTS
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:	
Job #:	CEN18001
Drawn By:	MRY
Checked By:	CSR
Date:	10/25/2021
Scale:	N/A

A FINAL PLAT OF VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2
56.238 ACRES TOTAL
267 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

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

SHEET 2 OF 3 SHEETS

DWG NAME: C:\USERS\MYOST\DESKTOP\CEN18001_PA2F.DWG

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK A, LOT 1	9707	0.22
BLOCK A, LOT 2	8655	0.20
BLOCK A, LOT 3	7785	0.18
BLOCK A, LOT 4	6788	0.16
BLOCK A, LOT 5	6092	0.14
BLOCK A, LOT 6	5830	0.13
BLOCK A, LOT 6X	1416	0.03
BLOCK A, LOT 7	5830	0.13
BLOCK A, LOT 8	5830	0.13
BLOCK A, LOT 9	5830	0.13
BLOCK A, LOT 10	5830	0.13
BLOCK A, LOT 11	5830	0.13
BLOCK A, LOT 12	6364	0.15
BLOCK A, LOT 13	7866	0.18
BLOCK A, LOT 14	9297	0.21
BLOCK A, LOT 15	7416	0.17
BLOCK A, LOT 16	5529	0.13
BLOCK A, LOT 17	5500	0.13
BLOCK A, LOT 18	6050	0.14
BLOCK B, LOT 1	4950	0.11
BLOCK B, LOT 2	4400	0.10
BLOCK B, LOT 3	4400	0.10
BLOCK B, LOT 4	4400	0.10
BLOCK B, LOT 5	4400	0.10
BLOCK B, LOT 6	4400	0.10

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK B, LOT 7	4400	0.10
BLOCK B, LOT 8	4400	0.10
BLOCK B, LOT 9	4400	0.10
BLOCK B, LOT 10	4400	0.10
BLOCK B, LOT 11	4400	0.10
BLOCK B, LOT 12	4400	0.10
BLOCK B, LOT 13	4400	0.10
BLOCK B, LOT 14	4400	0.10
BLOCK B, LOT 15	4400	0.10
BLOCK B, LOT 16	4400	0.10
BLOCK B, LOT 17	4400	0.10
BLOCK B, LOT 18	4400	0.10
BLOCK B, LOT 19	4760	0.11
BLOCK B, LOT 20	4982	0.11
BLOCK B, LOT 21	6289	0.14
BLOCK C, LOT 1	5749	0.13
BLOCK C, LOT 2	6074	0.14
BLOCK C, LOT 3	6216	0.14
BLOCK C, LOT 4	6386	0.15
BLOCK C, LOT 4X	17113	0.39
BLOCK C, LOT 5	6392	0.15
BLOCK C, LOT 6	6212	0.14
BLOCK C, LOT 7	6025	0.14
BLOCK C, LOT 8	5885	0.14
BLOCK C, LOT 9	5792	0.13

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK C, LOT 10	5567	0.13
BLOCK C, LOT 11	6125	0.14
BLOCK D, LOT 1	4393	0.10
BLOCK D, LOT 2	4400	0.10
BLOCK D, LOT 2X	2928	0.07
BLOCK D, LOT 3	4400	0.10
BLOCK D, LOT 3X	14598	0.34
BLOCK D, LOT 4	4400	0.10
BLOCK D, LOT 5	4400	0.10
BLOCK D, LOT 6	4400	0.10
BLOCK D, LOT 7	4400	0.10
BLOCK D, LOT 8	4400	0.10
BLOCK D, LOT 9	4400	0.10
BLOCK D, LOT 10	4400	0.10
BLOCK D, LOT 11	4400	0.10
BLOCK D, LOT 12	4400	0.10
BLOCK D, LOT 13	4400	0.10
BLOCK D, LOT 14	4400	0.10
BLOCK D, LOT 15	4400	0.10
BLOCK D, LOT 16	4400	0.10
BLOCK D, LOT 17	4400	0.10
BLOCK D, LOT 18	4400	0.10
BLOCK D, LOT 19	4400	0.10
BLOCK D, LOT 20	4400	0.10
BLOCK D, LOT 21	4733	0.11

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK D, LOT 22	4683	0.11
BLOCK D, LOT 23	5721	0.13
BLOCK D, LOT 24	6385	0.15
BLOCK D, LOT 25	5986	0.14
BLOCK D, LOT 26	5500	0.13
BLOCK D, LOT 27	5500	0.13
BLOCK D, LOT 28	5500	0.13
BLOCK D, LOT 29	5500	0.13
BLOCK D, LOT 30	5500	0.13
BLOCK D, LOT 31	5500	0.13
BLOCK D, LOT 32	5500	0.13
BLOCK D, LOT 33	5500	0.13
BLOCK D, LOT 34	5500	0.13
BLOCK D, LOT 35	5500	0.13
BLOCK D, LOT 36	5500	0.13
BLOCK D, LOT 37	5500	0.13
BLOCK E, LOT 1	8266	0.19
BLOCK E, LOT 2	7249	0.17
BLOCK E, LOT 3	7144	0.16
BLOCK E, LOT 4	6236	0.14
BLOCK E, LOT 5	6168	0.14
BLOCK E, LOT 6	6179	0.14
BLOCK E, LOT 7	6189	0.14
BLOCK E, LOT 8	6200	0.14
BLOCK E, LOT 9	6211	0.14

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK E, LOT 10	6222	0.14
BLOCK E, LOT 11	6232	0.14
BLOCK E, LOT 12	6243	0.14
BLOCK E, LOT 13	6254	0.14
BLOCK E, LOT 14	6264	0.14
BLOCK E, LOT 15	6251	0.14
BLOCK E, LOT 16	7069	0.16
BLOCK E, LOT 17	6713	0.15
BLOCK E, LOT 18	5980	0.14
BLOCK E, LOT 19	5980	0.14
BLOCK E, LOT 20	5980	0.14
BLOCK E, LOT 21	5980	0.14
BLOCK E, LOT 22	5980	0.14
BLOCK E, LOT 23	5980	0.14
BLOCK E, LOT 24	5980	0.14
BLOCK E, LOT 25	5980	0.14
BLOCK E, LOT 26	5980	0.14
BLOCK E, LOT 27	5980	0.14
BLOCK E, LOT 28	5980	0.14
BLOCK E, LOT 29	5980	0.14
BLOCK E, LOT 30	5980	0.14
BLOCK E, LOT 31	6762	0.16
BLOCK E, LOT 32	7042	0.16
BLOCK E, LOT 33	7408	0.17
BLOCK E, LOT 34	7582	0.17

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK F, LOT 1	10765	0.25
BLOCK F, LOT 2	6956	0.16
BLOCK F, LOT 3	6209	0.14
BLOCK F, LOT 4	5804	0.13
BLOCK F, LOT 5	5500	0.13
BLOCK F, LOT 5X	4189	0.10
BLOCK F, LOT 6	5500	0.13
BLOCK F, LOT 7	5500	0.13
BLOCK F, LOT 8	5500	0.13
BLOCK F, LOT 9	5500	0.13
BLOCK F, LOT 10	5500	0.13
BLOCK F, LOT 11	5500	0.13
BLOCK F, LOT 12	5679	0.13
BLOCK F, LOT 13	6855	0.16
BLOCK F, LOT 14	9273	0.21
BLOCK F, LOT 15	7491	0.17
BLOCK F, LOT 16	5882	0.14
BLOCK F, LOT 17	5997	0.14
BLOCK F, LOT 18	5848	0.13
BLOCK F, LOT 19	5565	0.13
BLOCK F, LOT 20	5500	0.13
BLOCK F, LOT 21	5500	0.13
BLOCK F, LOT 22	5500	0.13
BLOCK F, LOT 23	5531	0.13
BLOCK F, LOT 24	5826	0.13

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK F, LOT 25	6119	0.14
BLOCK F, LOT 26	6689	0.15
BLOCK F, LOT 27	7569	0.17
BLOCK F, LOT 28	8751	0.20
BLOCK F, LOT 29	8045	0.18
BLOCK F, LOT 30	6779	0.16
BLOCK F, LOT 31	5897	0.14
BLOCK F, LOT 32	6710	0.15
BLOCK G, LOT 1	7216	0.17
BLOCK G, LOT 2	5743	0.13
BLOCK G, LOT 3	6363	0.15
BLOCK G, LOT 4	7106	0.16
BLOCK G, LOT 5	7218	0.17
BLOCK G, LOT 6	7110	0.16
BLOCK G, LOT 7	7118	0.16
BLOCK G, LOT 8	6890	0.16
BLOCK G, LOT 9	6204	0.14
BLOCK G, LOT 10	6473	0.15
BLOCK G, LOT 11	7369	0.17
BLOCK G, LOT 12	6555	0.15
BLOCK G, LOT 13	6800	0.16
BLOCK G, LOT 14	7046	0.16
BLOCK G, LOT 15	6997	0.16
BLOCK G, LOT 16	6653	0.15
BLOCK G, LOT 17	6308	0.14

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK G, LOT 18	5964	0.14
BLOCK G, LOT 19	9009	0.21
BLOCK H, LOT 1	7543	0.17
BLOCK H, LOT 2	5950	0.14
BLOCK H, LOT 3	5950	0.14
BLOCK H, LOT 4	5950	0.14
BLOCK H, LOT 5	5950	0.14
BLOCK H, LOT 6	5950	0.14
BLOCK H, LOT 7	5950	0.14
BLOCK H, LOT 8	5950	0.14
BLOCK H, LOT 9	5950	0.14
BLOCK H, LOT 10	7063	0.16
BLOCK H, LOT 11	7040	0.16
BLOCK H, LOT 12	6153	0.14
BLOCK H, LOT 13	6216	0.14
BLOCK H, LOT 14	6279	0.14
BLOCK H, LOT 15	6342	0.15
BLOCK H, LOT 16	6405	0.15
BLOCK H, LOT 17	6736	0.15
BLOCK H, LOT 18	6627	0.15
BLOCK H, LOT 19	6380	0.15
BLOCK H, LOT 20	7053	0.16
BLOCK J, LOT 1	6840	0.16
BLOCK J, LOT 2	6102	0.14
BLOCK J, LOT 3	6102	0.14

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK J, LOT 4	6129	0.14
BLOCK J, LOT 5	6091	0.14
BLOCK J, LOT 6	5940	0.14
BLOCK J, LOT 7	5940	0.14
BLOCK J, LOT 8	5940	0.14
BLOCK J, LOT 9	5940	0.14
BLOCK J, LOT 10	7501	0.17
BLOCK J, LOT 11	6891	0.16
BLOCK J, LOT 12	5500	0.13
BLOCK J, LOT 13	5500	0.13
BLOCK J, LOT 14	5500	0.13
BLOCK J, LOT 15	5500	0.13
BLOCK J, LOT 16	5648	0.13
BLOCK J, LOT 17	5700	0.13
BLOCK J, LOT 18	5729	0.13
BLOCK J, LOT 19	5732	0.13
BLOCK J, LOT 20	5733	0.13
BLOCK J, LOT 21	6362	0.15
BLOCK K, LOT 1	6551	0.15
BLOCK K, LOT 1X	349243	8.02
BLOCK K, LOT 2	5824	0.13
BLOCK K, LOT 3	5668	0.13
BLOCK K, LOT 4	5500	0.13
BLOCK K, LOT 5	5783	0.13
BLOCK K, LOT 6	8756	0.20

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK K, LOT 7	8476	0.19
BLOCK K, LOT 8	6514	0.15
BLOCK K, LOT 9	6409	0.15
BLOCK K, LOT 10	6682	0.15
BLOCK K, LOT 11	6428	0.15
BLOCK K, LOT 12	5989	0.14
BLOCK K, LOT 13	5785	0.13
BLOCK K, LOT 14	5693	0.13
BLOCK K, LOT 15	5653	0.13
BLOCK K, LOT 16	5631	0.13
BLOCK K, LOT 17	5631	0.13
BLOCK K, LOT 18	5631	0.13
BLOCK K, LOT 19	5589	0.13
BLOCK K, LOT 20	5504	0.13
BLOCK K, LOT 21	5500	0.13
BLOCK K, LOT 22	5500	0.13
BLOCK K, LOT 23	5673	0.13
BLOCK K, LOT 24	5769	0.13
BLOCK K, LOT 25	5714	0.13
BLOCK K, LOT 26	5632	0.13
BLOCK K, LOT 27	5677	0.13
BLOCK K, LOT 28	5522	0.13
BLOCK K, LOT 29	5499	0.13
BLOCK K, LOT 30	5499	0.13
BLOCK K, LOT 31	5499	0.13

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
BLOCK K, LOT 32	5539	0.13
BLOCK K, LOT 33	5817	0.13
BLOCK K, LOT 34	5984	0.14
BLOCK K, LOT 35	5750	0.13
BLOCK K, LOT 36	6437	0.15
BLOCK K, LOT 37	6411	0.15
BLOCK K, LOT 38	6146	0.14
BLOCK K, LOT 39	6016	0.14
BLOCK K, LOT 40	5500	0.13
BLOCK K, LOT 41	5500	0.13
BLOCK K, LOT 42	5500	0.13
BLOCK K, LOT 43	5500	0.13
BLOCK K, LOT 44	5500	0.13
BLOCK K, LOT 45	5527	0.13
BLOCK K, LOT 46	6176	0.14
BLOCK K, LOT 47	5501	0.13
BLOCK K, LOT 48	5501	0.13
BLOCK K, LOT 49	5501	0.13
BLOCK K, LOT 50	5500	0.13
BLOCK K, LOT 51	5571	0.13
BLOCK K, LOT 52	5766	0.13
BLOCK K, LOT 53	5721	0.13
BLOCK K, LOT 54	6163	0.14
ROW	470022	10.79

EXHIBIT A

OWNER
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

A FINAL PLAT OF
THE VILLAGES OF
HURRICANE CREEK -
PHASE 2

56.238 ACRES TOTAL
267 RESIDENTIAL LOTS,
6 COMMON AREA LOTS
SITUATED IN THE
J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:

Job #:	CEN18001
Drawn By:	MRY
Checked By:	CSR
Date:	10/25/2021
Scale:	N/A

A FINAL PLAT OF VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 2
56.238 ACRES TOTAL
267 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
SITUATED IN THE J. BOYLE SURVEY, ABSTRACT NO. 105,
& W.S. RATTAN SURVEY, ABSTRACT NO. 752;
CITY OF ANNA, COLLIN COUNTY, TEXAS

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

SHEET
3
OF 3 SHEETS

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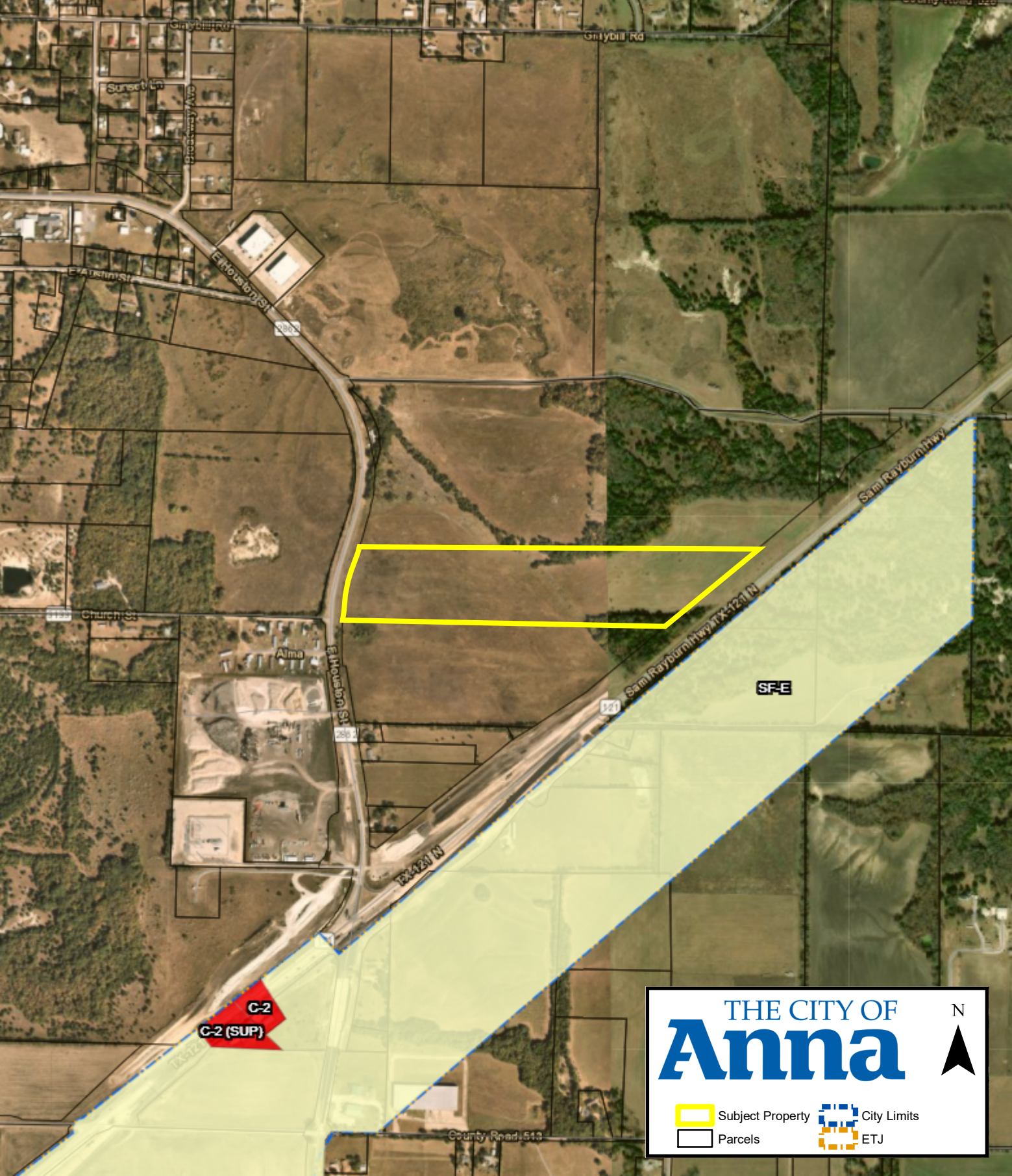
DWG NAME: C:\USERS\MYCST\DESKTOP\CEN18001-PA2F.DWG


Grybill Rd
Sunset Ln
E Houston St
E Austin St
Church St
Alma
Sam Rayburn Hwy
TX-121 N
SF-E
C-2
C-2 (SUP)
County Road 513
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Anna Storage Addition, Block A, Lot 1

Applicant: Cody Neef

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna Storage Addition, Block A, Lot 1, Final Plat.

SUMMARY:
Self-storage on one lot on 25.0± acres located on the west side of State Highway 121, 1,370± feet south of County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

The applicant has requested a 30-day extension as they continue to make alterations to the proposed plans and work through staff's comments.

RECOMMENDATION:
Staff recommends that the Planning & Zoning Commission approve the applicants request for a 30-day extension.

ATTACHMENTS:
Locator
Extension Request

BAIRD, HAMPTON & BROWN
building partners

6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116
817.338.1277

October 26, 2021

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

Re: A-Affordable Boat and RV Storage Plat 30 Day Extension

Baird, Hampton, and Brown Engineering, on behalf of A-Affordable Boat and RV Storage, would like to request a 30-day extension to Section 212.009 of the Texas Local Government Code for the above referenced project and the respective applications.

Please contact me at 817-338-1277 or cwallace@bhbinc.com should you have any questions or concerns.

Sincerely,
Baird, Hampton & Brown

Chad Wallace, PE
Associate, Civil Engineer

EXHIBIT A

THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ
N STATE HIGHWAY 121
FM 2862
8145
SAM RAYBURN MEMORIAL HWY
C-2
7522
7504
C-2 (SUP)
7500
8261
COUNTY ROAD 513
COUNTY ROAD 513
SF-E
FM 2862

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Vaquero DG Westminster Addition, Block A, Lot 1

Applicant: Westminster 121 Associates

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Final Plat.

SUMMARY:
Department store on one lot on 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862. Zoned: General Commercial (C-2).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the development of a department store.

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

ATTACHMENTS:
Locator
Exhibit

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Westminster 121 Associates, a California General Partnership, is the owner of that tract of land situated in the Samuel Craft Jr. Survey, Abstract Number 165, City of Anna, Collin County, Texas, being a portion of that certain tract of land described in the deed to Westminster 121 Associates, a California General Partnership, recorded in Volume 3235, Page 715, Deed Records, Collin County, Texas; the subject tract is more particularly described as follows:

Beginning at a 5/8" capped rebar stamped "TXDOT ROW" found at the most northern southeast corner of a tract of land described as "Parcel 9" in the deed to the State of Texas recorded under Instrument Number 20190403000351130, Official Public Records, Collin County, Texas, from which the northeast corner of the said Westminster tract bears NORTH 35°30'34" WEST, a distance of 19.99 feet;

THENCE with the perimeter and to the corners of the said Parcel 9, and through the interior of the Westminster tract, the following calls:

1. NORTH 65°19'18" EAST, a distance of 124.66 feet to a 5/8" capped rebar stamped "TXDOT ROW";
2. NORTH 54°20'30" EAST, a distance of 215.42 feet to a found 5/8" capped rebar stamped "TXDOT ROW";
3. SOUTH 59°32'19" EAST, a distance of 40.48 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the left (concave east), having a radius of 5,619.58 feet, and a chord that bears SOUTH 07°32'28" WEST, a distance of 138.86 feet;
4. Southerly along said curve, an arc length of 138.87 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
5. SOUTH 08°15'06" WEST, a distance of 94.35 feet to a found 5/8" capped rebar stamped "TXDOT ROW";
6. SOUTH 03°03'25" WEST, a distance of 222.57 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the Westminster tract;

THENCE with the perimeter and to the corners of the Westminster tract, the following bearing and distances:

1. NORTH 89°33'28" WEST, a distance of 212.41 feet to a found 1/2 inch rebar with a damaged cap;
2. NORTH 48°38'02" WEST, a distance of 148.44 feet to a found 1/2 inch rebar;
3. NORTH 47°58'09" EAST, a distance of 151.11 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE NORTH 35°30'34" WEST, continuing with the perimeter of the Westminster tract, a distance of 117.04 feet returning to the Point of Beginning and enclosing 2.453 acres (±106, 839 Square Feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Westminster 121 Associates, a California General Partnership, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, ***Vaquero DG Westminster 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 or private utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by private utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that 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.

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

Witness my hand this the ____ day of _____, 20___.

By: Westminster 121 Associates, a California General Partnership

By: Randers Company , Its Managing General Partner

_____

Todd Lockway, President of Westgold Financial

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **Todd Lockway**, President of Westgold Financial, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ___ day of _____, 20____ .

_____

Notary Public in and for _____ County

SURVEYOR'S CERTIFICATION

I, Jewel Chadd, do hereby certify that this plat has been prepared from an actual and accurate field survey of the land under my personal supervision on May 26, 2021, and that all information shown is true and correct; and that all monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations 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.

_____

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

STATE OF TEXAS §

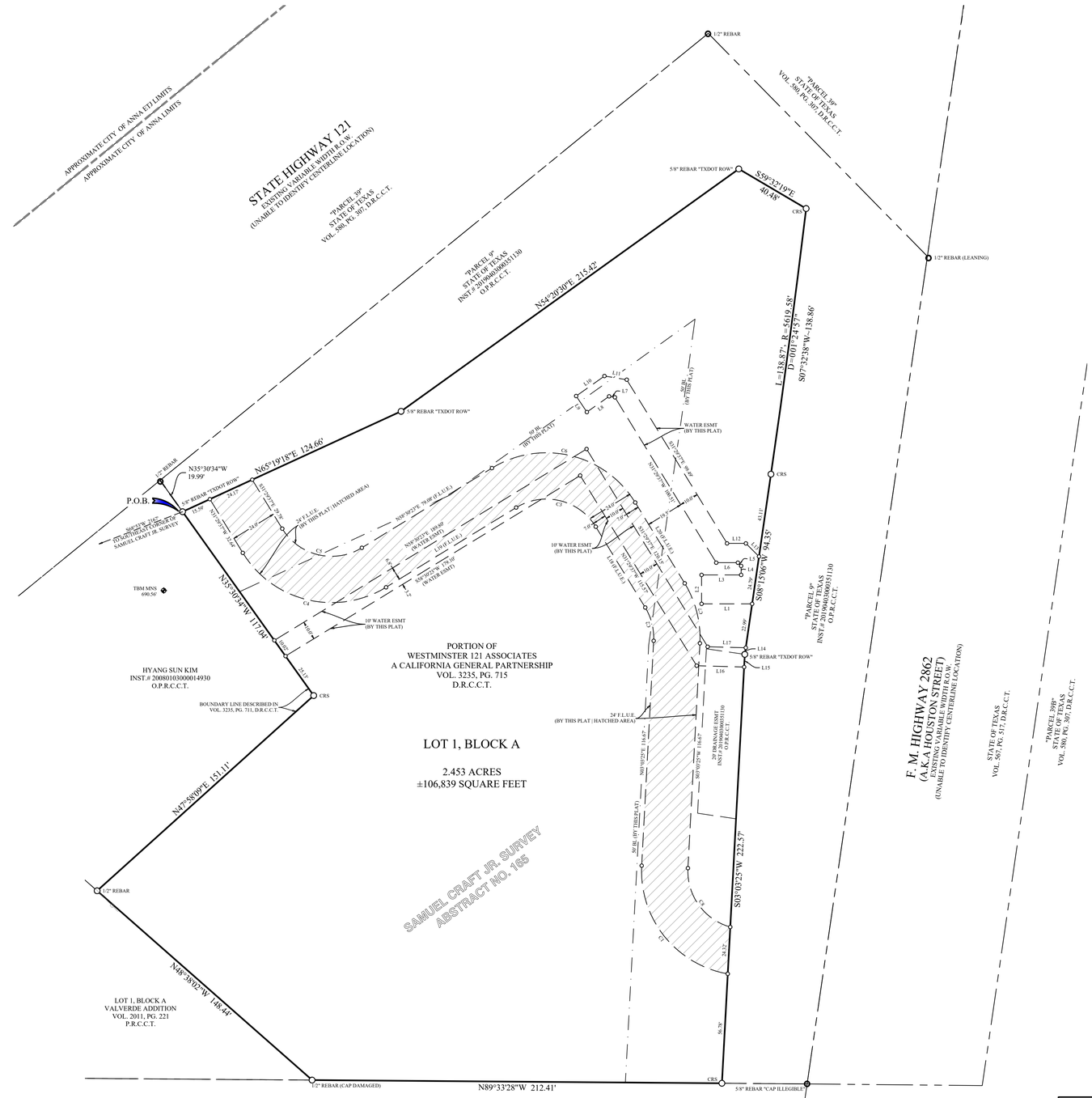
COUNTY OF TARRANT §

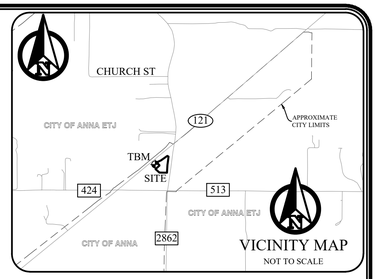
Before me, the undersigned authority, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____

Notary Public in and for Tarrant County





Line Data Table		
Line #	Bearing	Distance
L1	N90°00'00"W	26.21'
L2	N00°00'00"E	15.00'
L3	N90°00'00"E	20.50'
L4	N00°00'00"E	4.66'
L5	N45°00'00"W	2.36'
L6	N90°00'00"W	11.24'
L7	N80°39'30"W	3.04'
L8	S54°45'22"W	14.12'
L9	N33°47'27"W	10.00'
L10	N54°45'22"E	17.97'
L11	S80°39'30"E	11.72'
L12	N90°00'00"E	9.78'
L13	S45°00'00"E	9.61'
L14	S08°15'06"W	3.47'
L15	S03°03'25"W	6.56'
L16	N88°25'51"W	24.61'
L17	S88°25'51"E	19.76'
L18	N31°29'37"W	49.11'
L19	S58°30'23"W	79.08'
L20	S31°29'37"E	49.11'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	78.35'	54.00'	083°07'53"	N38°30'31"W	71.66'
C2	18.09'	30.00'	034°33'02"	N14°13'06"W	17.82'
C3	47.12'	30.00'	090°00'00"	N76°29'37"W	42.43'
C4	84.82'	54.00'	090°00'00"	N76°29'37"W	76.37'
C5	47.12'	30.00'	090°00'00"	S76°29'37"E	42.43'
C6	84.82'	54.00'	090°00'00"	S76°29'37"E	76.37'
C7	32.56'	54.00'	034°33'02"	S14°13'06"E	32.07'
C8	40.61'	30.00'	077°34'07"	S35°43'38"E	37.58'

LEGEND OF SYMBOLS

Fire Lane & Utility Easement (F.L.U.E.)

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
TBM Site benchmark
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
P.R.C.C.T.	Plat Records of Collin County, Texas
O.P.R.C.C.T.	Official Public Records of Collin County, Texas
D.R.C.C.T.	Deed Records of Collin County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
R.O.W./A.K.A.	Right of Way/Also Known As
ETJ	Extraterritorial Jurisdiction
F.L.U.E.	Fire Lane & Utility Easement

GENERAL PLAT NOTES:

1. This property lies within ZONE(S) X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0180J, dated 2009/06/02, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.
2. Site benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete driveway located on the south side of State Highway 121, being located approximately 42 feet southwest from the northwest corner of the surveyed property, and approximately 773 feet southwesterly from the centerline intersection of State Highway 121 and F.M. Highway 2862 (a.k.a. Houston Street). Benchmark Elevation = 690.56'. (North American Vertical Datum of 1988 | Geoid 18)
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.

OWNER:
Westminster 121 Associates
a California general partnership
79687 Country Club Drive Suite 201
Bermuda Dunes, California 92203

PREPARED BY:
Jewel Chadd , R.P.L.S.
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

DEVELOPER:
Vaquero DG Westminster Partners, LP
2900 Wingate Street Suite 200
Fort Worth, TX 76107
Phone: (512) 983-1793

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

_____ Mayor, City of Anna

_____ City Secretary

EXHIBIT A

JPH LaNd Surveying, Inc.

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

JPH Job/Drawing No. (see below)
2021.022.033 DG 1.54 Ac. FM 2862, (Westminster), Collin Co., Tx - F.Plat.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

FINAL PLAT
LOT 1, BLOCK A
VAQUERO DG WESTMINSTER ADDITION

BEING A 2.453 ACRES TRACT
SITUATED IN THE SAMUEL CRAFT JR. SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

PREPARED: OCTOBER 2021

THE CITY OF
Anna
N
Subject Property
City Limits
Parcels
ETJ
N STATE HIGHWAY 121
FM 2862
8145
SAM RAYBURN MEMORIAL HWY
C-2
7522
7504
C-2 (SUP)
7500
8261
COUNTY ROAD 513
COUNTY ROAD 513
SF-E
FM 2862

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Site Plan: Vaquero DG Westminster Addition, Block A, Lot 1

Applicant: Westminster 121 Associates

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Site Plan.

SUMMARY:

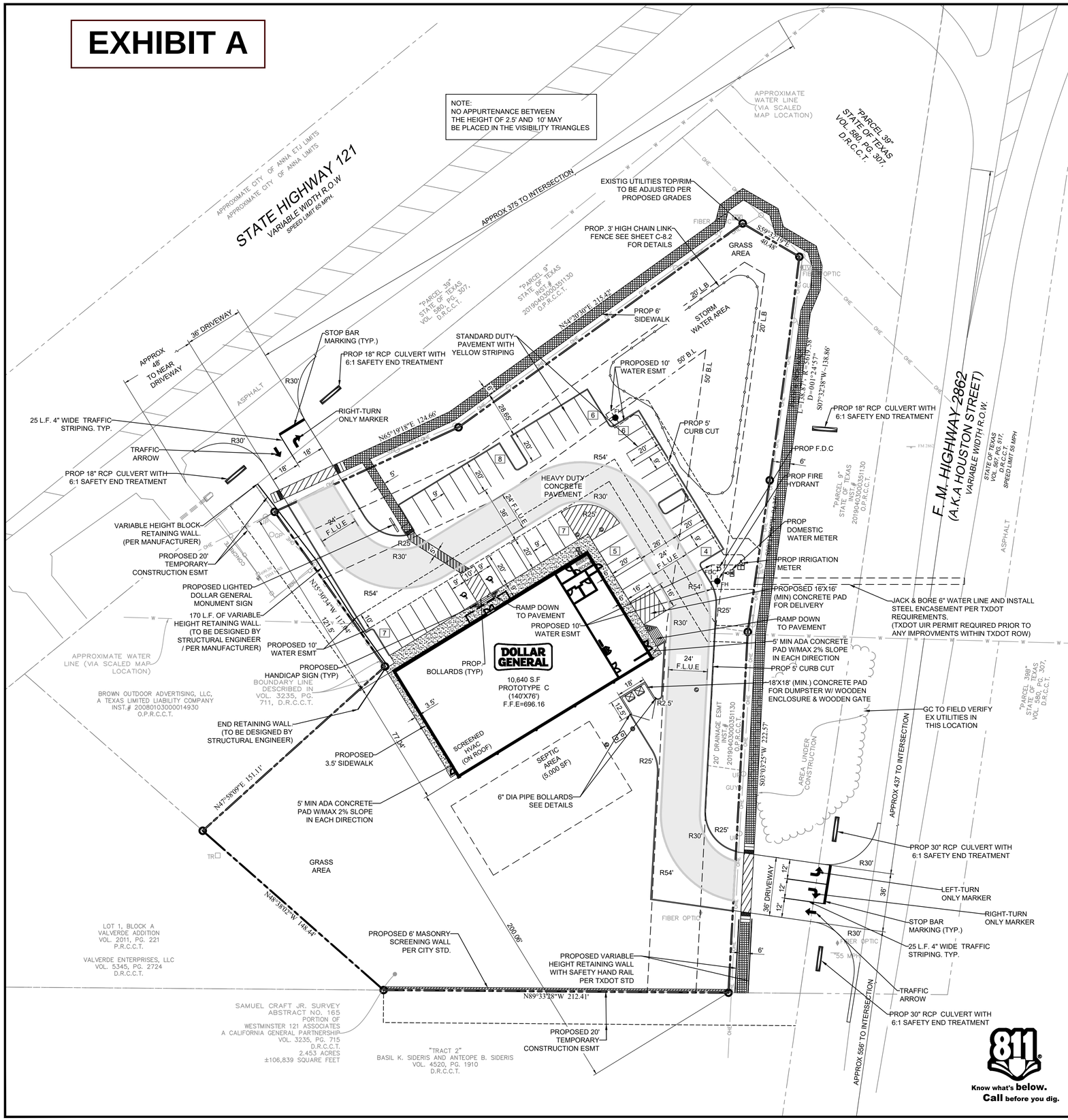
Department store on one lot on 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862. Zoned: General Commercial (C-2).

The purpose of the site plan is to show the proposed department store 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



EXISTING LEGEND

LEGEND OF SYMBOLS

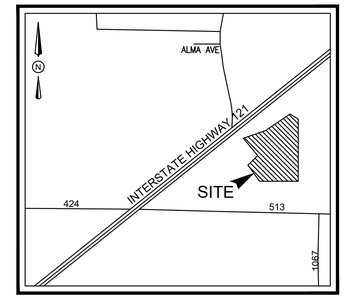
- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE LANE fire lane
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- spot elevation
- SSMH sanitary sewer manhole
- S sanitary sewer pipe
- SDMH storm water manhole
- ST storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings (line color = color of markings)
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- WSO water shutoff
- WVV water valve
- water manhole
- WM water meter
- well
- W water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- (M) multiple trunks
- Google 360 Hyperlink

subject to interpretation, verification may be required.

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PUBLIC SIDEWALK
- FIRE LANE HATCH
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- CITY STANDARD RAMP
- BARRIER FREE RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- GREASE TRAP
- DOMESTIC WATER METER

Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED.ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.453 ACRES (106,839 S.F.)
ZONING:	SF-E (SINGLE FAMILY RESIDENTIAL
PROPOSEDZONING:	COMMERCIAL
PROPOSED USE:	RETAIL STORE-DOLLAR GENERAL
BUILDING AREA:	10,640 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'-11"
BUILDING COVERAGE:	9.9 %
FLOOR AREA RATIO:	.09
NUMBER OF GUEST ROOMS:	N/A
IMPERVIOUS AREA:	41474 S.F. (38.82 %)
PERVIOUS/LANDSCAPE AREA:	65365 S.F. (61.18 %)
REGULAR PARKING REQUIRED: 4 SPACE PER 1,000 SF OF FLOOR AREA	43 SPACES
REGULAR PARKING PROVIDED:	41 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	43 SPACES

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE (S) X OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO .48085C0180J, DATED 2009/06/02, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov.

NO.	DATE	DESCRIPTION	BY
1	08–18–21	1st CITY SUBMITTAL	KP
2	10–21–21	REVISED PER CITY COMMENTS	.
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.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
10/21/2021

SITE PLAN

VAQUERO DG WESTMINSTER ADDITION

BLOCK A, LOT 1

2.453 ACRES

SAMUEL CRAFT JR. SURVEY, ABS #165

CITY OF ANNA, COLLIN COUNTY

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AR	07–18–21	SEE SCALE BAR	090–21	C-3.0

TX. P.E. FIRM #11525

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Anna/121 Land Holdings Addition, Block A, Lot 1

Applicant: Anna / 121 Land Holdings, LLC

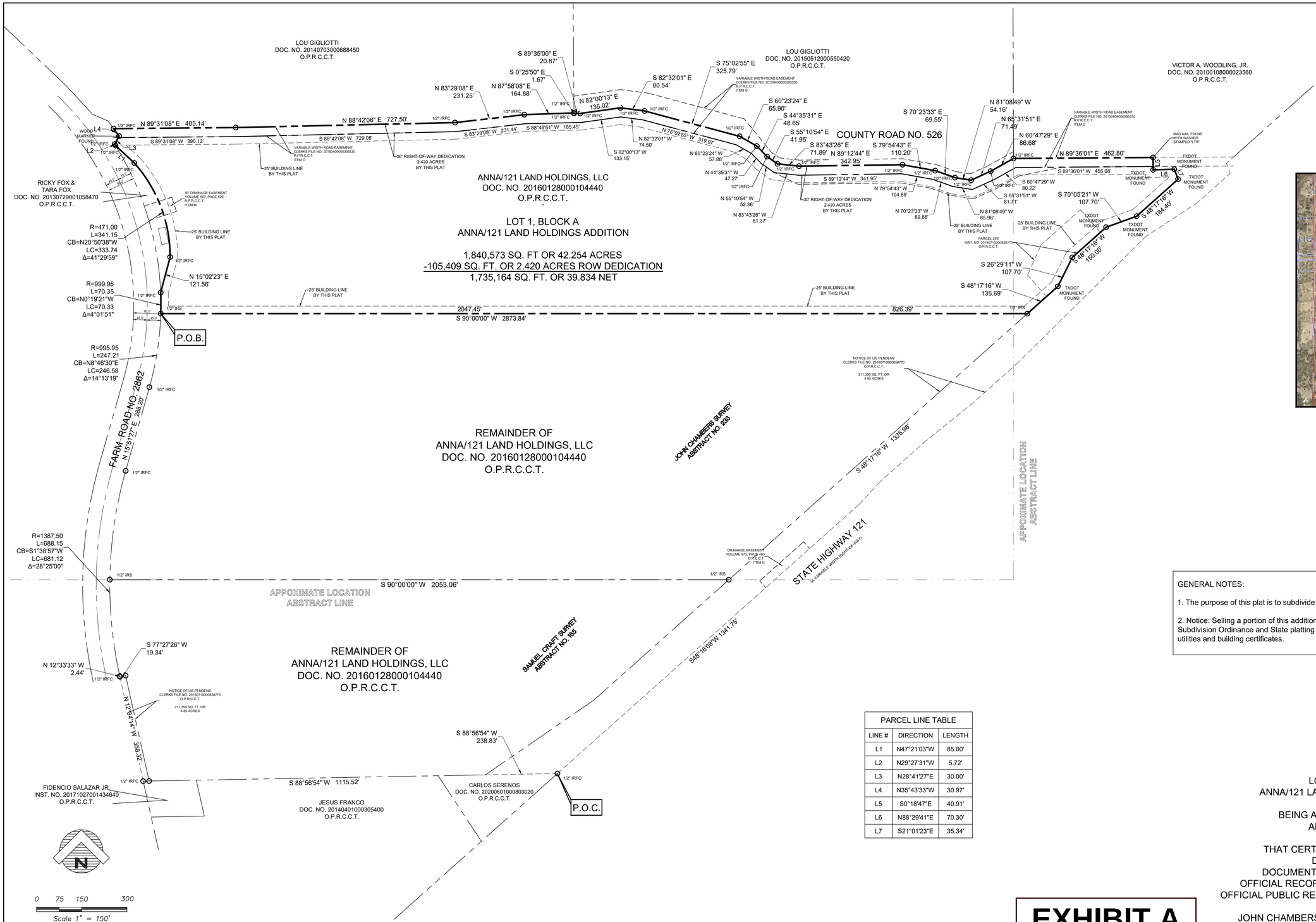
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block A, Lot 1, Final Plat.

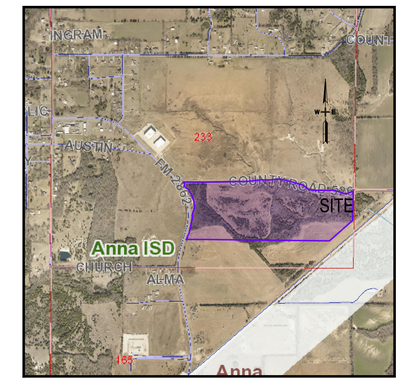
SUMMARY:
Vacant lot on 42.3± acres located at the southwest corner of State Highway 121 and County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, right-of-way, and easements necessary for future development.

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

ATTACHMENTS:
Locator
Exhibit





LOCATION MAP
NTS

GENERAL NOTES:

1. The purpose of this plat is to subdivide one tract of land into multiple parcels.

2. 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.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N47°21'03"W	85.00'
L2	N29°27'31"W	5.72'
L3	N28°41'27"E	30.00'
L4	N35°43'33"W	30.97'
L5	S0°18'47"E	40.91'
L6	N88°29'41"E	70.30'
L7	S21°01'23"E	35.34'

EXHIBIT A

FINAL PLAT
LOT 1, BLOCK A
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 42.254 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TRAFFIC SIGNAL BOX	IRON PIPE FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	OVER HEAD ELECTRIC
DOWN GUY	TRANSFORMER PAD	GAS MAN HOLE	TREE
S.S. MAN HOLE	ELECTRIC METER	VAULT	
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

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NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Anna/121 Land Holdings, LLC is the sole owner of a 42.254 acre tract of land situated in the John Chambers Survey, Abstract No. 233 and the Samuel Craft Survey, Abstract No. 165, in the City of Anna, Collin County, Texas, being a portion of that certain 124.13 acre tract of land conveyed to Anna/121 Land Holdings, LLC by deed as recorded in Document No. 20160128000104440, Official Public Records, Collin county, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said point being the southeast corner of said Anna/121 Land Holdings, LLC tract, same point being the northeast corner of that certain tract of land conveyed to Carlos Seranos by deed as recorded in Document No. 2020060100803020, Official Public Records, Collin County, Texas, said point being in the west right-of-way line of State Highway 121 (a variable width right-of-way), said point alos being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 2) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 56 minutes 54 seconds West, continuing along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 238.83 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being in the southwest corner of said State of Texas (Parcel 24 Part 2);

THENCE South 88 degrees 56 minutes 54 seconds West, along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 1115.52 feet to a 1/2 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the southwest corner of said Anna/121 Land Holdings, LLC tract, same point being in the north line of that certain tract of land conveyed to Fidencio Salazar, Jr. by deed as recorded in Document No. 20171027001434640, Official Public Records, Collin County, Texas, said point also being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 1) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE North 12 degrees 34 minutes 14 seconds West, along the east line of said State of Texas (Parcel 24 Part 1), a distance 356.81 feet to a TxDOT Monument Found for corner, said point being the northeast corner of said State of Texas (Parcel 24 Part 1);

THENCE South 77 degrees 27 minutes 26 seconds West, along the north line of said State of Texas (Parcel 24 Part 1), a distance 19.43 feet to a TxDOT Monument Found for corner, said point being the northwest corner of said State of Texas (Parcel 24 Part 1), same point being in the east line of Farm Road No. 2862;

THENCE along the west line of said Anna/121 Land Holdings, LLC tract, and along the east right-of-way line of said Farm Road No. 2862 the following calls:

North 12 degrees 33 minutes 33 seconds West, a distance 2.44 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 1387.50 feet, a delta angle of 28 degrees 25 minutes 00 seconds, and a chord bearing and distance of North 01 degrees 38 minutes 57 seconds East, 681.12 feet;

Northeasterly along said curve to the right, an arc distance of 688.15 feet to a 1/2 inch iron rod found for corner;

North 15 degrees 51 minutes 27 seconds East, a distance 288.20 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 999.95 feet, a delta angle of 14 degrees 13 minutes 19 seconds, and a chord bearing and distance of North 08 degrees 46 minutes 30 seconds East, 246.58 feet;

Northeasterly along said curve to the left, an arc distance of 247.21 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said 42.254 acre tract of land being described, said point being the POINT of BEGINNING, ame point being the southwest corner of said 42.254 acre tract of land being described, said point also being the beginning of a curve to the left having a radius of 999.95 feet, a delta angle of 04 degrees 01 minutes 51 seconds, and a chord bearing and distance of North 04 degrees 01 minutes 51 seconds East, 70.33 feet;

Northeasterly along said curve to the left, an arc distance of 70.35 feet to a 1/2 inch iron rod found for corner;

North 15 degrees 02 minutes 23 seconds East, a distance 121.56 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 471.00 feet, a delta angle of 41 degrees 29 minutes 59 seconds, and a chord bearing and distance of North 20 degrees 50 minutes 38 seconds West, 333.74 feet;

Northwesterly along said curve to the left, an arc distance of 341.15 feet to a 1/2 inch iron rod found for corner;

North 47 degrees 21 minutes 03 seconds West, a distance 85.00 feet to a 1/2 inch iron rod found for corner;

North 29 degrees 27 minutes 31 seconds West, a distance 5.72 feet to a 1/2 inch iron rod found for corner;

North 28 degrees 41 minutes 27 seconds East, a distance 30.00 feet to a 1/2 inch iron rod found for corner;

North 35 degrees 43 minutes 33 seconds West, a distance 30.97 feet to a 1/2 inch iron rod found for corner, said point being in the approximate centerline of County Road No. 526, same point being the northwest corner of said Anna/121 Land Holdings, LLC tract, said point being the southwest corner of that certain tract of land conveyed to Lou Gigliotti by deed as recorded in Document No. 20140703000688450, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 31 minutes 08 seconds East, along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 405.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 42 minutes 08 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 727.50 feet to a 1/2 inch iron rod found for corner;

THENCE North 83 degrees 29 minutes 08 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 231.25 feet to a 1/2 inch iron rod found for corner;

THENCE North 87 degrees 58 minutes 08 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 164.88 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Gigliotti tract, same point being in the west line of that certain 75.957 acre tract of land conveyed to Lou Gigliotti by deed as recorded in Document No. 20150512000550420, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 25 minutes 50 seconds East, along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 1.67 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 35 minutes 00 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 20.87 feet to a 1/2 inch iron rod found for corner;

THENCE North 82 degrees 00 minutes 13 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 135.02 feet to a 1/2 inch iron rod found for corner;

THENCE South 82 degrees 32 minutes 01 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 80.54 feet to a 1/2 inch iron rod found for corner;

THENCE South 75 degrees 02 minutes 55 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 325.79 feet to a 1/2 inch iron rod found for corner;

THENCE South 60 degrees 23 minutes 24 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 65.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 35 minutes 31 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 48.65 feet to a 1/2 inch iron rod found for corner;

THENCE South 55 degrees 10 minutes 54 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 41.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 83 degrees 43 minutes 26 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 71.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 12 minutes 44 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 342.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 54 minutes 43 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 110.20 feet to a 1/2 inch iron rod found for corner;

THENCE South 70 degrees 23 minutes 33 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 69.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 81 degrees 08 minutes 49 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 54.16 feet to a 1/2 inch iron rod found for corner;

THENCE North 65 degrees 31 minutes 51 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 71.49 feet to a 1/2 inch iron rod found for corner;

THENCE North 60 degrees 47 minutes 29 seconds East, continuing along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Gigliotti tract, same being the approximate centerline of said County Road No. 526, a distance 86.68 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said 75.957 acre Gigliotti tract, same point being the southwest corner of that certain tract of land conveyed to Victor A. Woodling, Jr. by deed as recorded in Document No. 20100108000023560, Official Public Records, Collin CVounty, Texas;

THENCE North 89 degrees 36 minutes 01 seconds East, along the common line of said Anna/121 Land Holdings, LLC tract and said 75.957 acre Woodling tract, same being the approximate centerline of said County Road No. 526, a distance 462.80 feet to a Mag Nail with washer found for corner stamped "LTR", said point being the northwest corner of said State of Texas (Parcel 24 Part 2), same being the northeast corner of said Anna/121 Land Holdings, LLC tract, said point also being in the north line of said State Highway 121;

THENCE along the east line of said Anna/121 Land Holdings, LLC tract, and along the new west right-of-way line of said State Highway 121 the following calls:

South 00 degrees 18 minutes 47 seconds East, a distance 40.91 feet to a TxDot Monument found for corner;

South 88 degrees 29 minutes 41 seconds West, a distance 70.30 feet to a TxDot Monument found for corner;

South 21 degrees 01 minutes 23 seconds East, a distance 35.34 feet to a TxDot Monument found for corner;

South 48 degrees 17 minutes 16 seconds West, a distance 184.40 feet to a TxDot Monument found for corner;

South 70 degrees 05 minutes 21 seconds West, a distance 107.70 feet to a TxDot Monument found for corner;

South 48 degrees 17 minutes 16 seconds West, a distance 150.00 feet to a TxDot Monument found for corner;

South 26 degrees 29 minutes 11 seconds West, a distance 107.70 feet to a TxDot Monument found for corner;

THENCE South 48 degrees 17 minutes 16 seconds West, along the east line of said Anna/121 Land Holdings, LLC tract, and along the new west right-of-way line of said State Highway 121, a distance 135.69 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 42.254 acre tract of land being described;

South 90 degrees 00 minutes 00 seconds West, departing the new west line of said right-of-way line of said State Highway 121, a distance 2873.84 feet to the POINT OF BEGINNING and containing 1,840,573 square feet or 42.254 acres of computed land.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS
COLLIN COUNTY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA/121 LAND HOLDINGS, LLC. **BY AND THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOT 1, BLOCK A,** ANNA/121 LAND HOLDINGS **ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY 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 ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.**

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021

ANNA/121 LAND HOLDINGS

_____
OWNER

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared _____, Owner of ANNA/121 LAND HOLDINGS known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Turman, 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 Princeton, Texas.

_____
Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property is located in Zone "X" and Does Not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 48085C180J, dated June 2, 2009.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

FINAL PLAT
LOT 1, BLOCK A
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 42.254 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

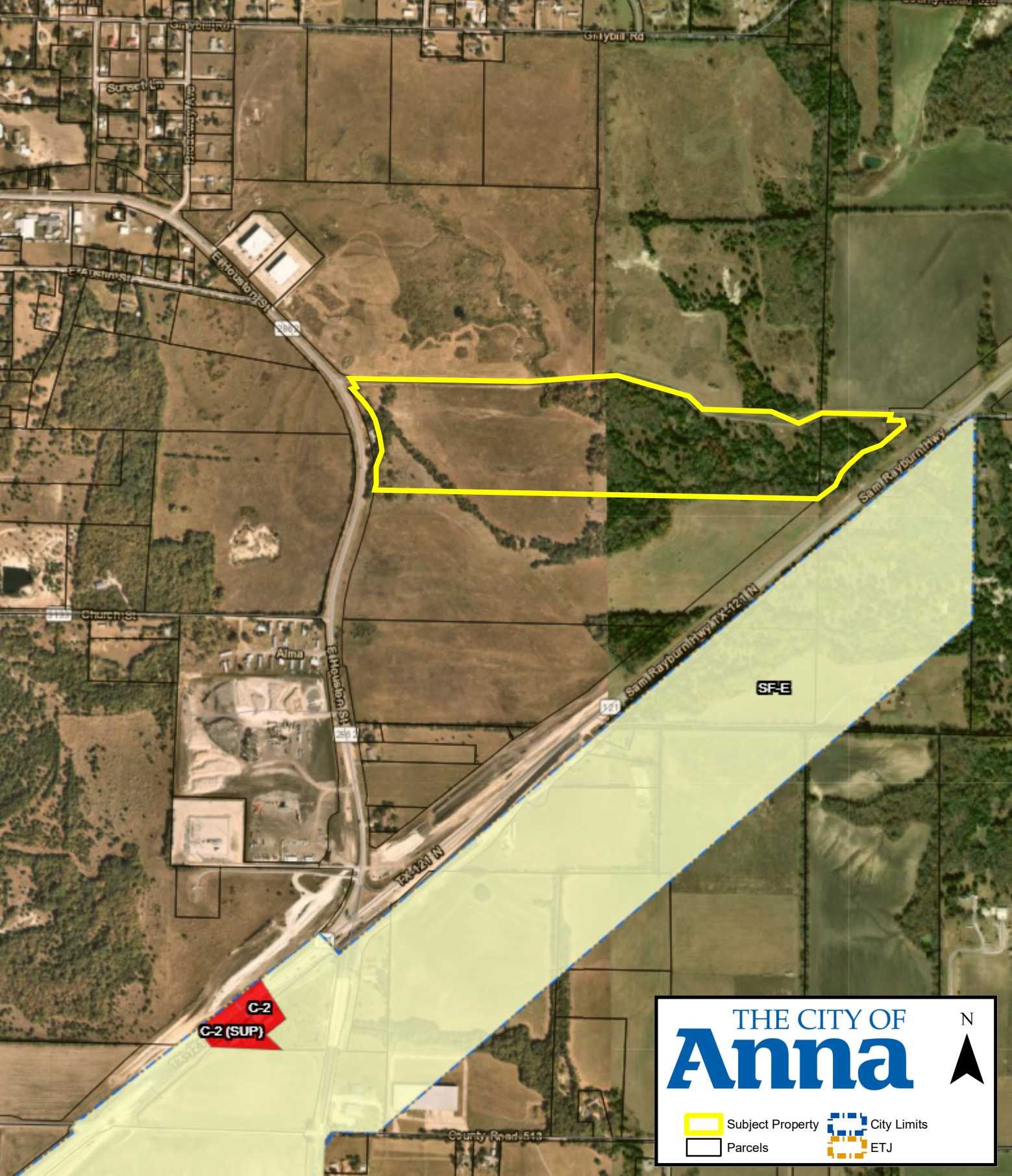
LEGEND

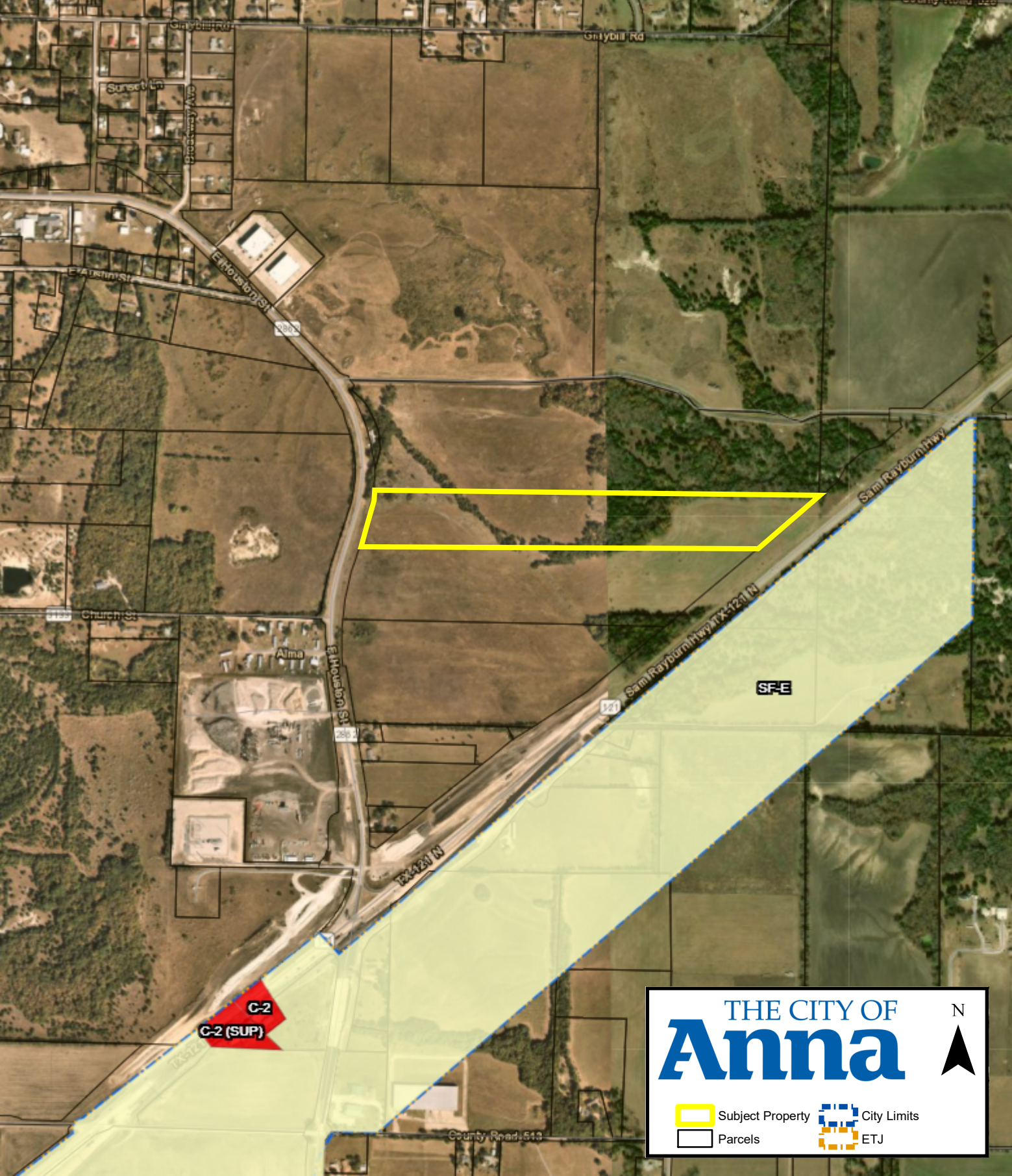
	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-O-	IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE	-OHE-	OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.:	16-134 - LOT 1, BLOCK A
DATE:	10/22/2021
SCALE:	1" = 150'
DRAWN BY:	R.M.


Grybill Rd
Sunset Ln
E Houston St
E Austin St
Church St
Alma
Sam Rayburn Hwy
TX-121 N
SF-E
C-2
C-2 (SUP)
County Road 513
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ


Grybill Rd
Sunset Ln
E Houston St
E Austin St
Church St
Alma
Sam Rayburn Hwy
TX-121 N
SF-E
C-2
C-2 (SUP)
County Road 513
THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Anna/121 Land Holdings Addition, Block B, Lot 1

Applicant: Anna / 121 Land Holdings, LLC

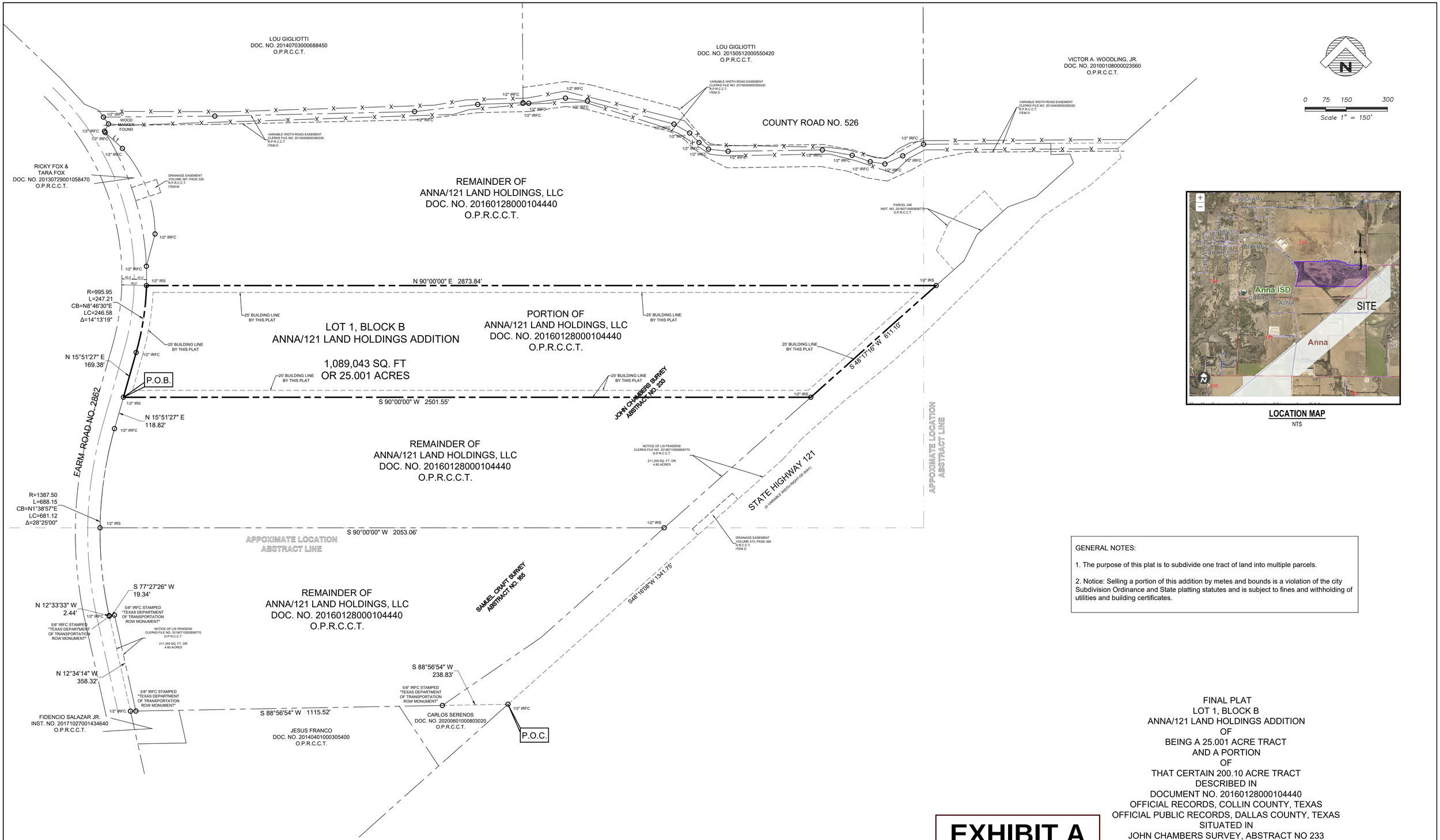
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block B, Lot 1, Final Plat.

SUMMARY:
Vacant lot on 25.0± acres located on the west side of State Highway 121, 765± feet south of County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

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

ATTACHMENTS:
Locator
Exhibit



LOCATION MAP
NTS

GENERAL NOTES:

1. The purpose of this plat is to subdivide one tract of land into multiple parcels.

2. 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.

FINAL PLAT
LOT 1, BLOCK B
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 25.001 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-O-	IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE	-OHE-	OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK B
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.

STATE OF TEXAS
COUNTY OF Collin

WHEREAS Anna/121 Land Holdings, LLC is the sole owner of a 25.001 acre tract of land situated in the John Chambers Survey, Abstract No. 233 and the Samuel Craft Survey, Abstract No. 165, in the City of Anna, Collin County, Texas, being a portion of that certain 124.13 acre tract of land conveyed to Anna/121 Land Holdings, LLC by deed as recorded in Document No. 20160128000104440, Official Public Records, Collin county, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said point being the southeast corner of said Anna/121 Land Holdings, LLC tract, same point being the northeast corner of that certain tract of land conveyed to Carlos Seranos by deed as recorded in Document No. 20200601000803020, Official Public Records, Collin County, Texas, said point being in the west right-of-way line of State Highway 121 (a variable width right-of-way), said point alos being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 2) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 56 minutes 54 seconds West, continuing along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 238.83 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being in the southwest corner of said State of Texas (Parcel 24 Part 2);

THENCE South 88 degrees 56 minutes 54 seconds West, along the common line of said Anna/121 Land Holdings, LLC tract, and said Seranos tract, a distance of 1115.52 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the southwest corner of said Anna/121 Land Holdings, LLC tract, same point being in the north line of that certain tract of land conveyed to Fidencio Salazar, Jr. by deed as recorded in Document No. 20171027001434640, Official Public Records, Collin County, Texas, said point also being the southeast corner of that certain tract of land conveyed to the State of Texas by Notice of Lis Pendens (Parcel 24 Part 1) as recorded in Instrument No. 20180710000858770, Official Public Records, Collin County, Texas;

THENCE North 12 degrees 34 minutes 14 seconds West, along the east line of said State of Texas (Parcel 24 Part 1), a distance 358.32 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the northeast corner of said State of Texas (Parcel 24 Part 1);

THENCE South 77 degrees 27 minutes 26 seconds West, along the north line of said State of Texas (Parcel 24 Part 1), a distance 19.34 feet to a 5/8 inch iron rod found for corner with cap stamped "Texas Department of Transportation ROW Monument", said point being the northwest corner of said State of Texas (Parcel 24 Part 1), same point being in the east line of Farm Road No. 2862;

THENCE along the west line of said Anna/121 Land Holdings, LLC tract, and along the east right-of-way line of said Farm Road No. 2862 the following calls:

North 12 degrees 33 minutes 33 seconds West, a distance 2.44 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 1387.50 feet, a delta angle of 28 degrees 25 minutes 00 seconds, and a chord bearing and distance of North 05 degrees 54 minutes 46 seconds East, 681.12 feet;

Northeasterly along said curve to the right, an arc distance of 688.15 feet to a 1/2 inch iron rod found for corner;

North 15 degrees 51 minutes 27 seconds East, a distance 118.82 feet to a 1/2 inch iron rod found for corner, said point being the southwest corner of said 25.001 acre tract of land being described, same point being the POINT of BEGINNING;

North 15 degrees 51 minutes 27 seconds East, a distance 169.38 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 1387.50 feet, a delta angle of 14 degrees 13 minutes 19 seconds, and a chord bearing and distance of North 08 degrees 46 minutes 30 seconds East, 246.58 feet;

Northeasterly along said curve to the left, an arc distance of 247.21 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said 25.001 acre tract of land being described;

THENCE North 90 degrees 00 minutes 00 seconds East, departing the east right-of-way line of said Farm Road No. 2862 and through interior of said Anna/121 Land Holdings, LLC tract, a distance 2873.84 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 25.001 acre tract of land being described, said point being in the west right-of-way line of State Highway 121;

THENCE South 48 degrees 17 minutes 16 seconds West, along the east line of said Anna/121 Land Holdings, LLC tract, and along the new west right-of-way line of said State Highway 121, a distance 611.10 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 25.001 acre tract of land being described;

THENCE South 90 degrees 00 minutes 00 seconds West, departing the new west line of said right-of-way line of said State Highway 121, a distance 2501.55 feet to the POINT OF BEGINNING and containing 1,089,043 square feet or 25.001 acres of computed land.

CERTIFICATE OF APPROVAL

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS
COLLIN COUNTY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA/121 LAND HOLDINGS, LLC. **BY AND THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOT 1, BLOCK B, ANNA/121 LAND HOLDINGS ADDITION, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY 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 ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.**

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021

ANNA/121 LAND HOLDINGS

_____
OWNER

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared _____, Owner of ANNA/121 LAND HOLDINGS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Turman, 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.

_____
Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and ackowledged to me that he executed the same in the capacity indicated, and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____day of _____,2021.

_____
Notary Public in and for
The State of Texas

My Commission Expires_____

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property is located in Zone "X" and Does Not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 48085C180J, dated June 2, 2009.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

FINAL PLAT
LOT 1, BLOCK B
ANNA/121 LAND HOLDINGS ADDITION
OF
BEING A 42.254 ACRE TRACT
AND A PORTION
OF
THAT CERTAIN 200.10 ACRE TRACT
DESCRIBED IN
DOCUMENT NO. 20160128000104440
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
JOHN CHAMBERS SURVEY, ABSTRACT NO 233
AND SAMUEL CRAFT SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TRAFFIC SIGNAL BOX	-O- IRON PIPE FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	-OHE- OVER HEAD ELECTRIC
DOWN GUY	TRANSFORMER PAD	GAS MAN HOLE	TREE
S.S. MAN HOLE	ELECTRIC METER	VAULT	
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

NO.	DATE	REVISION
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2.		
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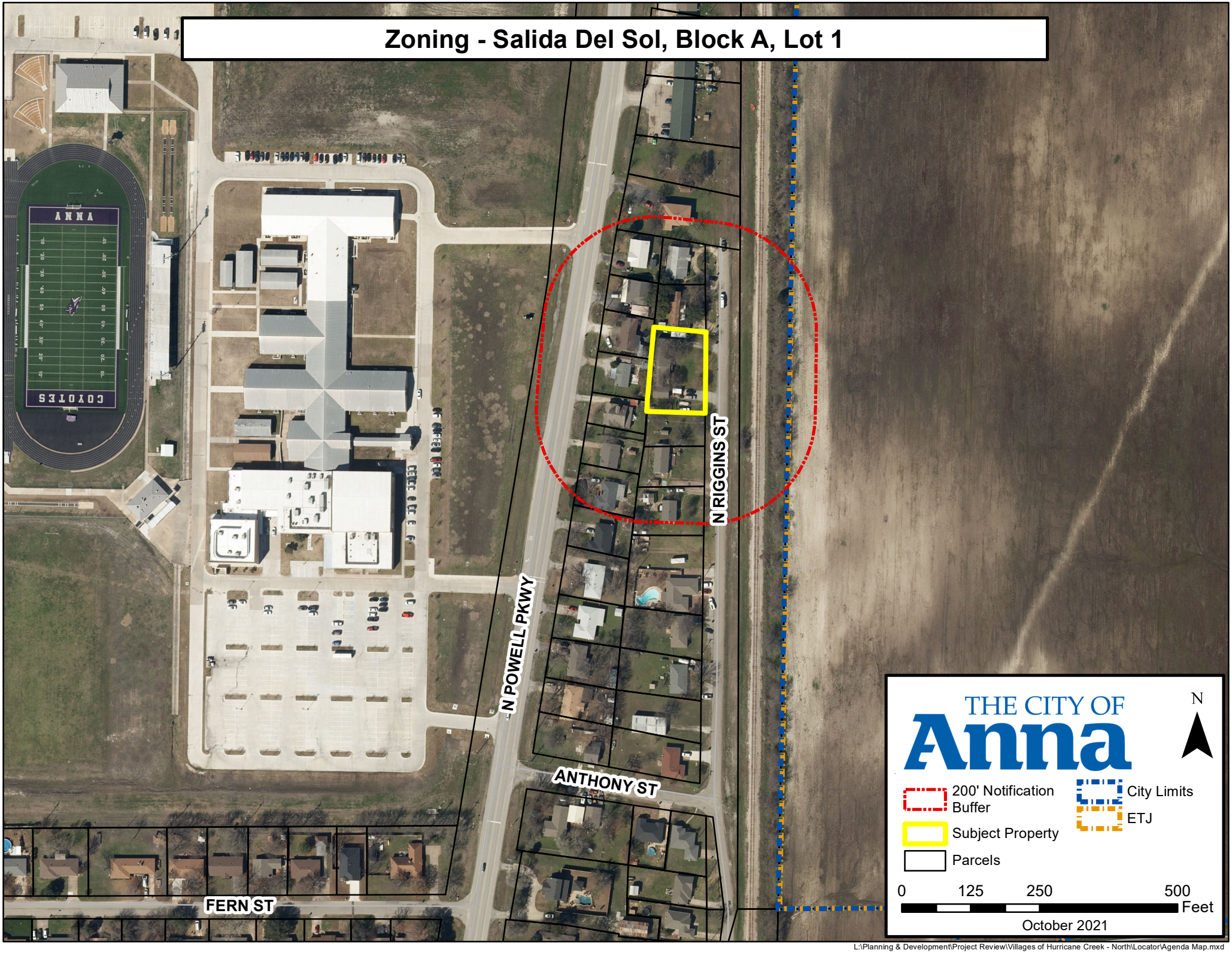
L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PARKWAY, STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 16-134 - LOT 1, BLOCK A
DATE: 10/22/2021
SCALE: 1" = 150'
DRAWN BY: R.M.

Zoning - Salida Del Sol, Block A, Lot 1



L:\Planning & Development\Project Review\Villages of Hurricane Creek - North\Locator\Agenda Map.mxd

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Public Hearing: Zoning – PD-SF-TH (Salida Del Sol)

Applicant: DSH Construction LLC

DESCRIPTION:

Request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to modify development standards related to townhouse units.

REMARKS:

The applicant is requesting to rezone the subject property in order to make several amendments to the SF-TH Townhome District (SF-TH) zoning district. The SF-TH district is intended to provide for a medium density residential environment of attached townhome units.

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

A Concept Plan, Salida Del Sol, Block A, Lot 1, accompanies this rezoning request.

<u>Surrounding Land Use and Zoning</u>

The area of the request is currently developed as a single-family residence, detached neighborhood. The surrounding zoning is Single-Family Residential District - 1 (SF-1). The SF-1 zoning is designed to accommodate the standard single-family residential development. The typical lot size within this neighborhood is 7,500 square feet which is

larger than most existing/proposed single-family residential subdivisions. The properties to the north, south, and west are developed as single-family residences detached and to the east, across N. Riggins Street is the DART rail line.

Proposed Planned Development Stipulations

The purpose for the request is to modify development standards of the SF-TH zoning district. **The applicant's proposed PD stipulations are as follows**:

Restrictions:

The permitted uses and standards shall be in conformance with the SF- TH Townhome District (SF-TH) unless otherwise specified herein.

Townhouse dwellings are subject to the following additional standards

1. Minimum Lot Width (feet): 15
2. Minimum Lot Depth (feet): 95
3. Side Yard, Interior (feet): 10
4. Min. Lot area/size (feet): 1,888 per unit
5. Rear Entry provision (removed)
6. Residential off-street parking 10' min. driveway width
7. Min. Landscape requirements
    a. Min landscaping location to nearest overhead utility line (25' or greater)
    b. Tree planting in front yard (1 tree per townhome)
8. Tree Replacement

Attached, Exhibit 1, is the applicants proposed justification associated with the modified standards request.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

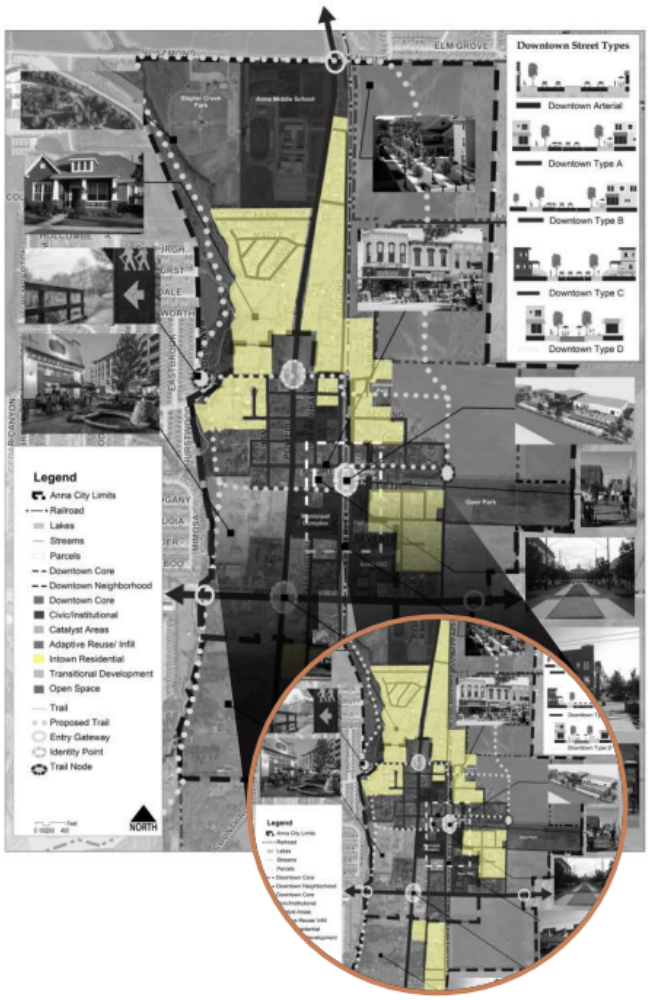
Future Land Use Map – The Future Land Use Map designates this property within the Downtown Master Plan limits classified as "Intown Residential"

Intown Residential

Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The following primary building types are appropriate in Intown Residential (Detached residential):

The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):



Kimley»Horn

ANNA 2050 DOWNTOWN MASTER PLAN 21

Townhomes (although not listed as a primary building type) are shown in the illustrations as appropriate primary building types. The requested PD language would allow for an urban style of development within ¾ mile of the heart of the Downtown Core as identified in the Anna 2050 Downtown Master Plan. The proposed *land use* is consistent with the Master Plan due to providing the critical residential base necessary to support businesses envisioned for Downtown and providing for a more urban housing product that could accommodate people at all stages of their lives.

Anna Vision 2036

a. Principle 3: Beautiful Community

    i. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas

    ii. Preserved some natural areas/open space through the community

b. Principle 5: Great Housing Opportunities

    i. Diverse housing choices for all family generations

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

ISSUES:

As mentioned previously the purpose of a Planned Development is to permit flexibility in situations where modification is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community.

The city’s zoning regulations were adopted to promote health, safety, morals, and general welfare of the community. They’re made in accordance with the spirit of the comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare, to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; [and] to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

While the proposed SF-TH land use is supported by the Downtown Master Plan, planning staff is not supportive of two (2) variations to the SF-TH area regulations and one (1) City of Anna Design Standards regulations associated with minimum driveway width.

a) minimum lot area (2,700 per unit).

b) minimum lot width (20 feet per unit plus side yard requirements).

c) Residential driveway to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line.

When considering any/all planned development zoning requests City officials need to identify what benefits the particular request brings to the city as well as benefits to the surrounding area/neighborhoods. If the requested zoning was to meet the minimum lot area, minimum lot width, and driveway width requirements the applicant would be allowed to construct a 5-unit townhome structure.

Planning staff sees no benefit to the city or surrounding neighborhood in varying any of the three requirements listed above. The applicants general statement citing the reason for the reduced lot area and lot width provides no justification behind the variance request:

> *The variance will allow for units to be developed on this site which complement the Anna 2050 Downtown Master Plan; specifically, Intown Residential*

SUMMARY:

Request to rezone 0.4± acre from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to modify development standards related to townhouse units.

RECOMMENDATION:

Recommended for denial as proposed.

RECEIVED
October 25, 2021
PLANNING & DEVELOPMENT
CITY OF ANNA

Salida Del Sol
Requested Variances or Relief from SF-TH Regulations:

Side yard, interior (feet): Interior side yard is defined as 14' between end of buildings, not as setbacks off property lines. The adjacent properties are zoned SF-1 which have interior side yards defined as 5 feet or 10% of the lot width, whichever is greater. Based on the site layout, the building setbacks for this project are 10' off the southern property line and 17.71' off the northern property line. The layout for this project will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Lot area (feet): Appendix 1 shows zoning MF-TH to have a lot area of 2,700 sf per unit.

Salida Del Sol calculates at 1,888 sf per unit. This project is a three-story structure under the 35' maximum height and the building covers 40% of the lot.

Salida Del Sol calculates at 23 units per gross acre; however, only 8 units are proposed for this project. Each unit will be sprinklered for fire protection with two (2) points of entry and exit for safety. The variance for lot size will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Minimum lot depth (feet): Appendix 1 shows zoning MF-TH to have a minimum lot depth of 160 feet.

Salida Del Sol has a minimum lot depth of 95.38' and the proposed project is within the front and rear setbacks. The variance for minimum lot depth will allow for a project to be developed on this site which complements the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.

Sec. 9.04.015(d)(2), SF-TH Townhome District (Height & Area Requirements; Lot Area): This section specifies minimum lot sizes for townhouses shall be 2,700 square feet per dwelling unit.

Salida Del Sol calculates at 1,888 sf per unit. This project is a three-story structure under the 35' maximum height and the building covers 40% of the lot. The variance for minimum lot size per dwelling unit will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Sec. 9.04.015(d)(3), SF-TH Townhome District (Height & Area Requirements; Lot Width): This section specifies minimum lot width shall be not less than 20 feet per ground floor unit plus side yard requirements. (8 units x 20'/unit = 160 feet + side yard requirements).

Salida Del Sol has a front yard frontage of 148.45 at the 20' front building line and 147.23' at the front property line on the ROW. This project calculates at 15 feet per ground floor unit plus side yards of 10' and 17.71'. The variance for lot width per ground dwelling unit will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential. This project is within the identified "Intown residential" area.

Sec. 9.04.015(g)(1), SF-TH Townhome District (Miscellaneous provisions, rear entry off-street parking): This section specifies rear entry off-street parking shall be provided.

Salida Del Sol has a wide shallow lot and to provide rear entry parking does not complement the

adjacent single-family residents to the rear. The present site layout respects the vegetative green space all the properties in this area share at the rear of their lots. The variance for rear entry off-street parking will allow for units to be developed on this site which complement the adjacent zoning and properties as there is not an alley way along the rear property lines in this neighborhood.

Sec. 9.06.006(a)(5), LANDSCAPE REGULATIONS (Minimum landscaping requirements; General, horizontal location to nearest overhead utility line): This section specifies no trees with a maximum mature height of 25 feet or greater may be planted within 25 feet measured horizontally from the nearest overhead utility line.

Salida Del Sol is a shallow lot of 95.38' depth. There are overhead utility lines along the front and rear of the lot. The variance for horizontal spacing from overhead utility lines will allow for this project to plant trees within the 20' front yard setback.

Sec. 9.06.006(d)(2), LANDSCAPE REGULATIONS (Single-family and duplex lots; Tree planting in front yard): This section specifies 1 tree per townhome and that one tree shall be planted in the front yard.

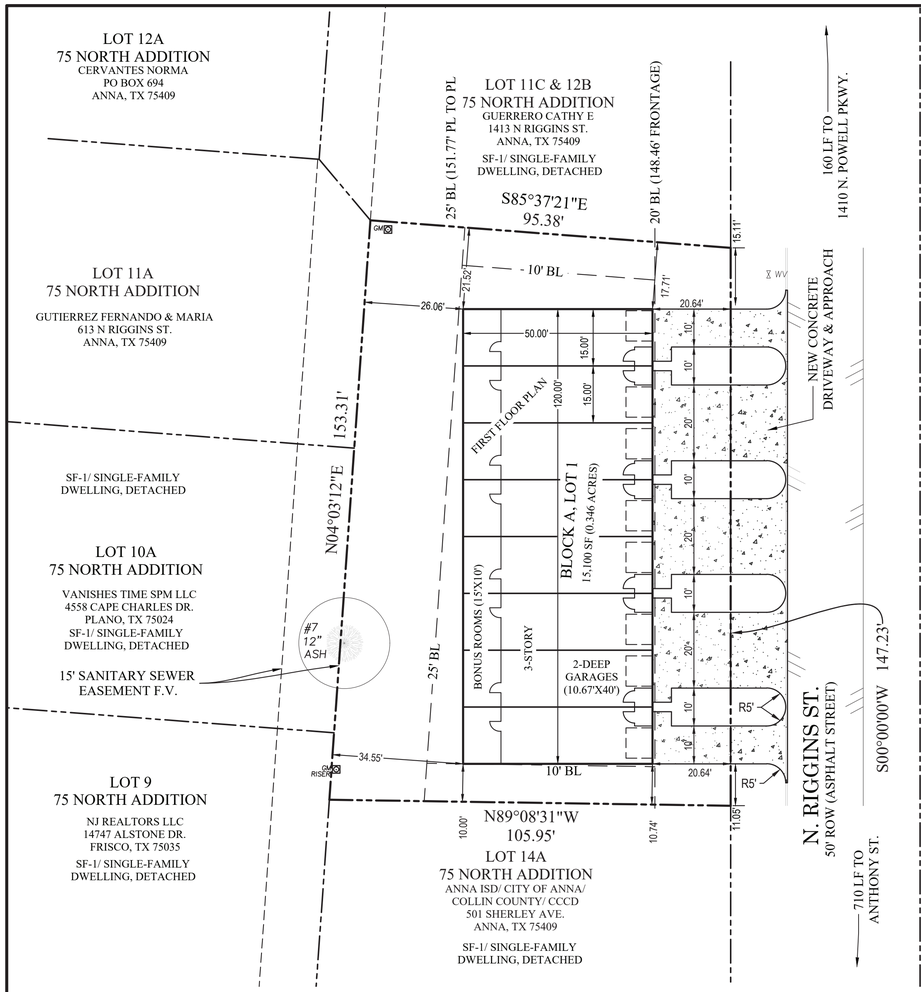
Salida Del Sol is a shallow lot of 95.38' depth and width of 147.23 feet at the front ROW. There are overhead utility lines along the front and rear of the lot. The variance for requirement of one tree per unit in the front yard will allow for this development to provide six (6) new large trees located in the front yard within the green space between driveways as the units are front entry garage. There is an existing 12" tree near the rear property line to remain and count as credit for a total of 1 tree per townhome.

Sec. 9.07.011(l), TREE PRESERVATION (Standards; Tree Replacement): This section specifies in the event that it is necessary to remove trees three caliper inches or greater subject to this article, the developer or lot owner, as a condition to issuance of a tree removal permit, may be required to replace the tree(s) being removed with replacement trees comparable to other trees within the site.

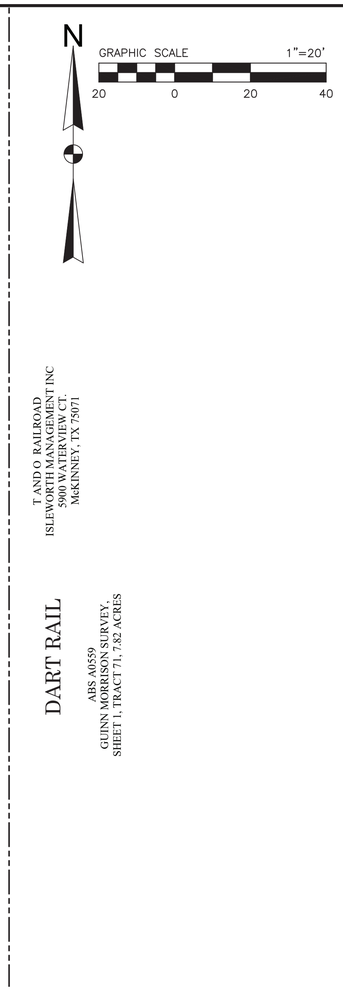
Salida Del Sol has seven (7) existing trees that vary in size from 10" to 26". Six (6) trees are marked for removal for a total of 95" (DBH). This replacement would equate to 32 large 3" trees. Four (4) of the trees to be removed total 54" (DBH) and are within 0' to 6' of overhead power lines. Two (2) trees, 41" (DBH) to be removed are within the building setback limits. One (1) existing 12" (DBH) tree is to be preserved. Proposed landscaping includes six (6) new large trees 3" (DBH). The variance for tree replacement will allow for this project to plant six new trees across the front of the property and allow the rear yard to be open for outdoor activities within the 25' rear setback which too has an overhead power line along the property line.

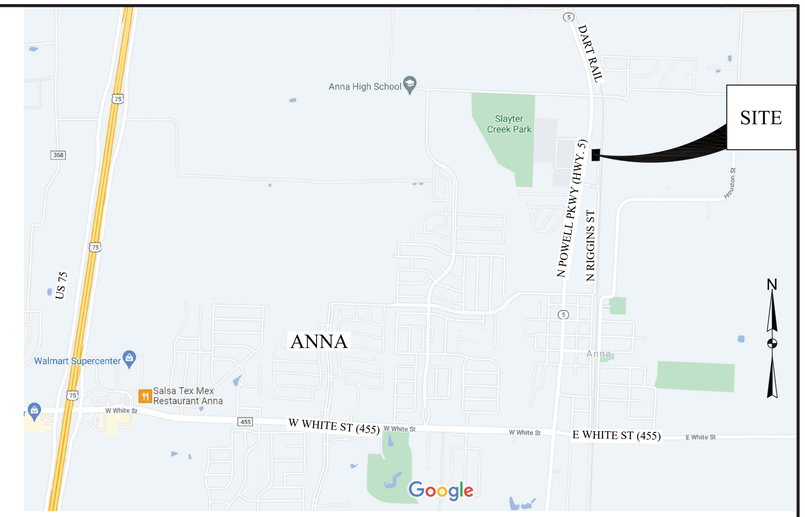
2.14 Driveways: This section states residential driveways to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line.

For this front entry townhome project, each unit is 15' wide with a single car overhead garage door. The proposed minimum driveway width is 10'. Shared driveways are 20' wide and the spacing between driveway is 10'. The curb returns have a 5' radius. The variance for driveway width will allow for units to be developed on this site which complement the ***Anna 2050 Downtown Master Plan***; specifically, Intown Residential (ref. page 21). This project is within the identified "Intown residential" area.



SITE PLAN





SITE LOCATOR MAP

GRAPHIC SCALE 1"=1000'
1000 0 1000 2000

CITY APPROVAL STAMPS

NO.	DATE	REVISIONS	APP.

CONCEPT PLAN

SALIDA DEL SOL
BLOCK A, LOT 1

Gwynn Morrison Survey, Abstract No. 559
Part of Lots 10, 11 & 14; (15,110 SF)
75 NORTH ADDITION, COLLIN CO.

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
(817) 320-5330 ph.
jsg@jsgroundengineering.com

SCALE: _____ DGN. BY: JSG
DATE: OCTOBER 25, 2021 DWN. BY: WJW
JSGE NO._____ DWG. NO. _____

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED
PROFESSIONAL ENGINEER
10-25-21

SHEET NO.
C1

SITE DATA SUMMARY TABLE (1409 N. RIGGINS STREET)	
Item	Lot 1
General Site Data	
Existing Zoning (from Zoning Map)	SF-1
Proposed Zoning	PD-TH
Land Use (from Zoning Ordinance)	Townhouse
Lot Area (square feet & acres)	15,110
Building Footprint Area (square feet)	6,000
Total Building Area (square feet)	18,000
Building Height (# stories)	3
Building Height (feet - distance to tallest building element)	35 feet
Lot Coverage (percent - x.xx%)	45.67%
Parking	
Parking Ratio (from Zoning Ordinance)	2/Dwelling
Required Parking (# spaces) - 8 Units	16
Provided Parking (# spaces)	16
Accessible Parking Required (# spaces)	0
Acessible Parking Provided (# spaces)	0
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 sf/parking space)	128
Additional interior landscape area provided (sf)	548
Total Landscape Area (square feet)	8,210

ENGINEER

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
Jeff Ground, PE, CFM (817) 320-5330
jsg@jsgroundengineering.com

BUILDER/OWNER

DSH CONSTRUCTION LLC
208 South Johnson, Suite 315
McKinney, TX 75069
Derek Humphreys (903) 357-3286
derek@dshbuild.com

EXHIBIT 2

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | Opposed to request

Comments:

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

Isidro Padron
Name (Please Print)

Isidro Padron
Signature

1318 N. Powell Pkway Anna tx 75409
Address

10-26-2021
Date

Please return form to:

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

Hand Delivery:
Planning and Development Department
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Concept Plan: Salida Del Sol, Block A, Lot 1

Applicant: J.S. Ground Engineering, LLC

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Salida Del Sol, Block A, Lot 1, Concept Plan.

SUMMARY:

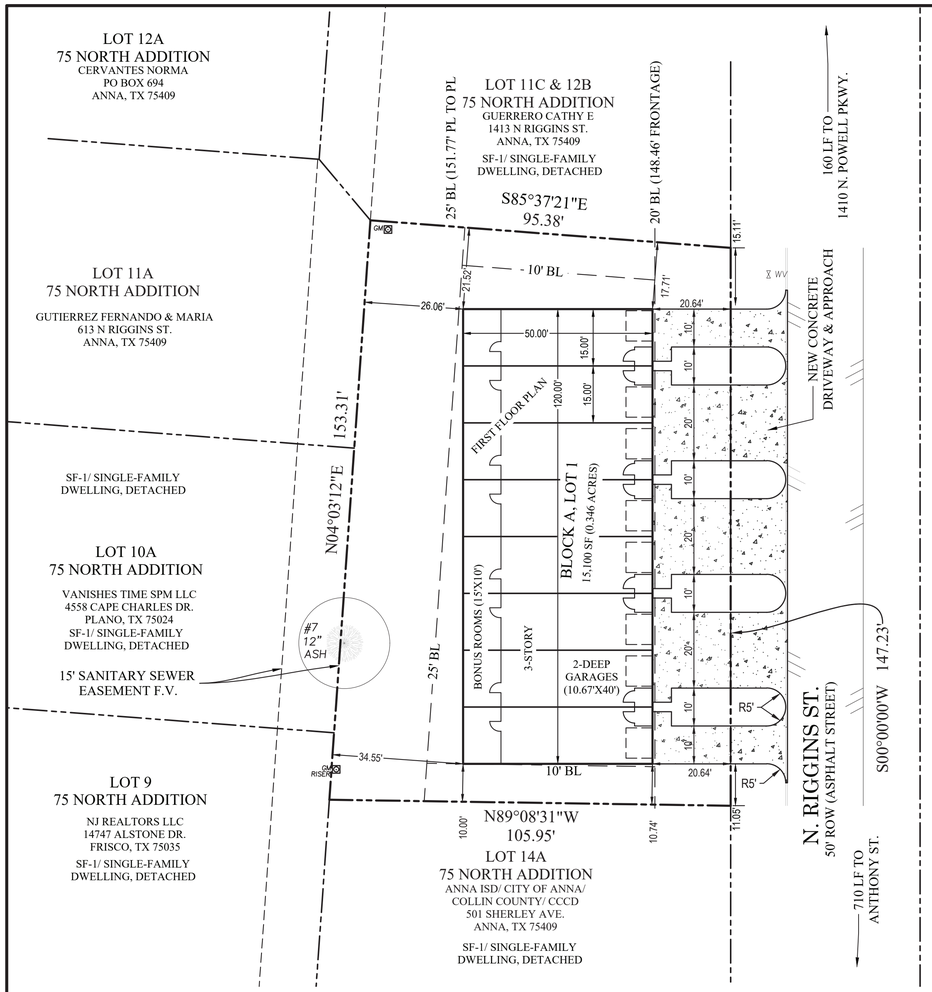
Single-family townhome residences on 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street. Proposed zoning Planned Development-Single-Family Residence - Townhome (PD-SF-TH) with modified development standards.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future single-family townhome development and related site improvements.

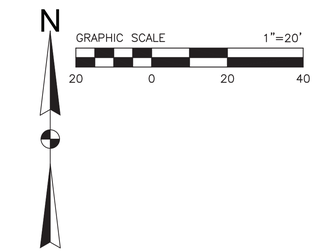
RECOMMENDATION:

Recommended for denial due to staff's recommendation on the associated zoning case.

ATTACHMENTS:
Exhibit



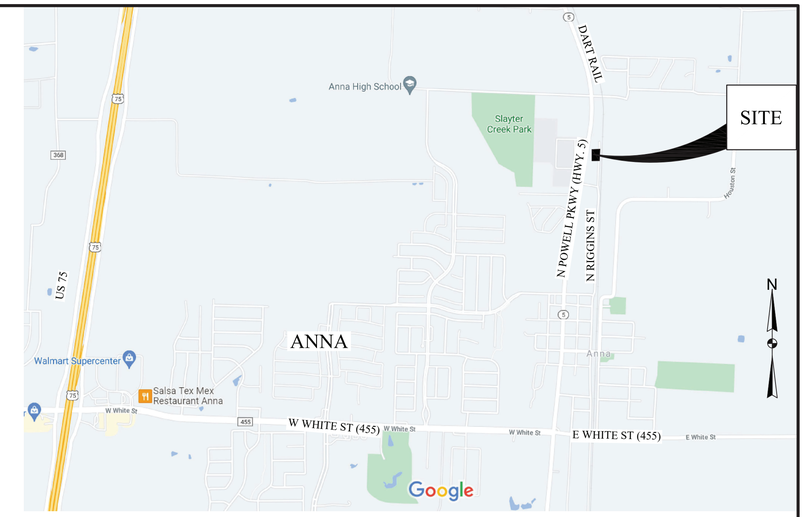
SITE PLAN



T AND O RAILROAD
ISLEWORTH MANAGEMENT INC
5900 WATERVIEW CT.
McKINNEY, TX 75071

DART RAIL

ABS A0559
GUINN MORRISON SURVEY,
SHEET 1, TRACT 71, 7.82 ACRES



SITE LOCATOR MAP

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Proposed Zoning	PD-TH
Land Use (from Zoning Ordinance)	Townhouse
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Building Footprint Area (square feet)	6,000
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Building Height (feet - distance to tallest building element)	35 feet
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Parking Ratio (from Zoning Ordinance)	2/Dwelling
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Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 sf/parking space)	128
Additional interior landscape area provided (sf)	548
Total Landscape Area (square feet)	8,210

EXHIBIT A

ENGINEER

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
Firm Registration No. F-1276
Jeff Ground, PE, CFM (817) 320-5330
jsg@jsgroundengineering.com

BUILDER/OWNER

DSH CONSTRUCTION LLC
208 South Johnson, Suite 315
McKinney, TX 75069
Derek Humphreys (903) 357-3286
derek@dshbuild.com

CITY APPROVAL STAMPS

NO.	DATE	REVISIONS	APP.

CONCEPT PLAN

SALIDA DEL SOL
BLOCK A, LOT 1

Gwynn Morrison Survey, Abstract No. 559
Part of Lots 10, 11 & 14; (15,110 SF)
75 NORTH ADDITION, COLLIN CO.

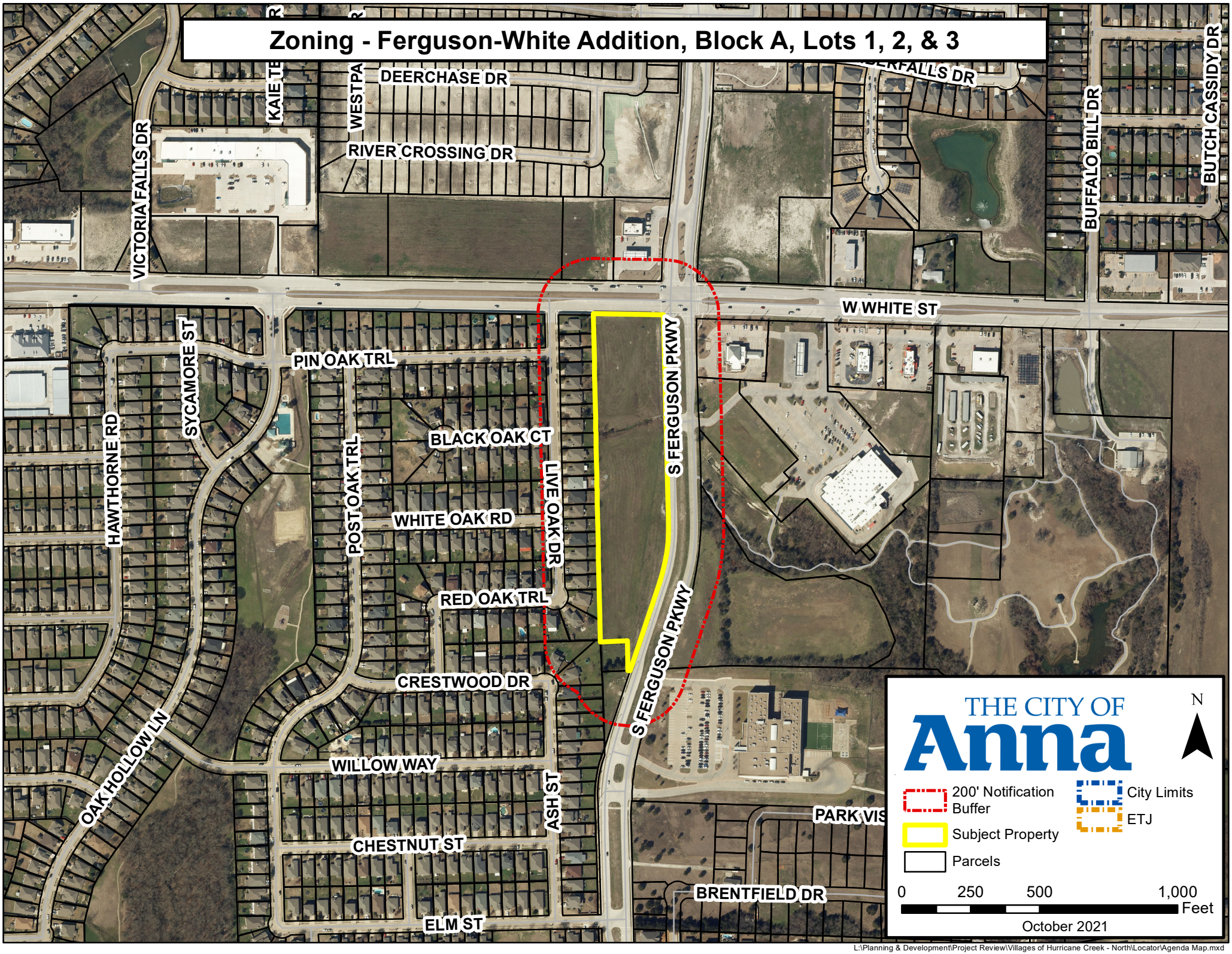
J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034 jsg@jsgroundengineering.com
Firm Registration No. F-1276

SCALE: DGN. BY: JSG
DATE: OCTOBER 25, 2021 DWN. BY: WJW
JSGE NO. DWG. NO.

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED
PROFESSIONAL ENGINEER
10-25-21

SHEET NO.
C1

Zoning - Ferguson-White Addition, Block A, Lots 1, 2, & 3



L:\Planning & Development\Project Review\Villages of Hurricane Creek - North\Locator\Agenda Map.mxd

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Public Hearing: Amend Ordinance No. 821-2019

Applicant: Lamar National Bank / Greg Wilson, President & CEO

DESCRIPTION:

Request to re-establish a Planned Development Standard associated with Ordinance No. 821-2019 that allowed for a reduced front yard setback along W. White Street from 50 feet to 20 feet.

REMARKS:

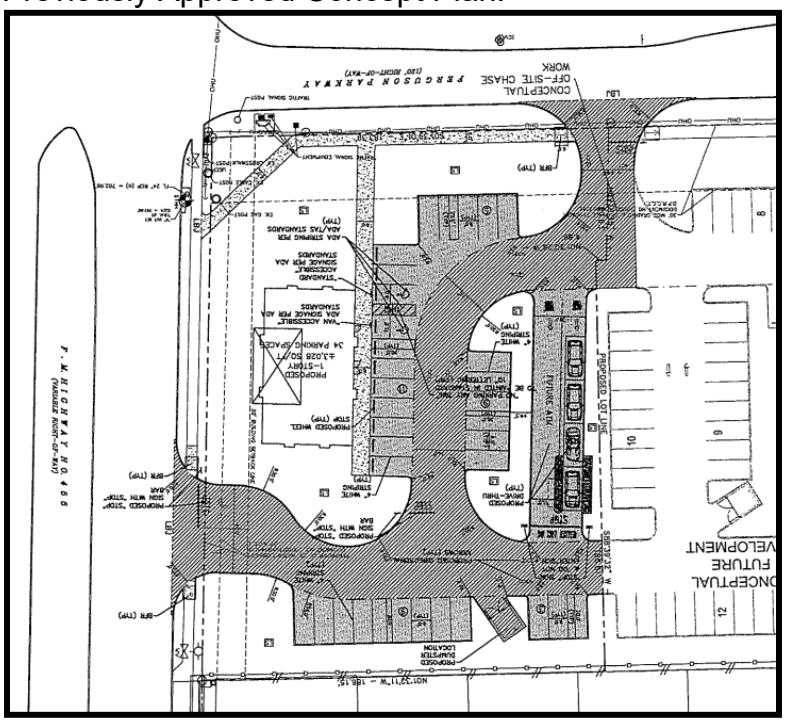
The zoning associated with Ordinance No 821-2019 was established as part of a development request for a Bank at the southwest corner of W. White Street and Ferguson Parkway on June 30, 2021. Within this ordinance is a Planned Development Standard that allowed for a reduced front yard setback from 50 feet to 20 feet.

When the initial zoning was being considered by the Planning and Zoning Commission they recommended a timeframe be placed on the front yard setback variation request. When the zoning was ultimately approved by City Council the deadline was set to June 30, 2021

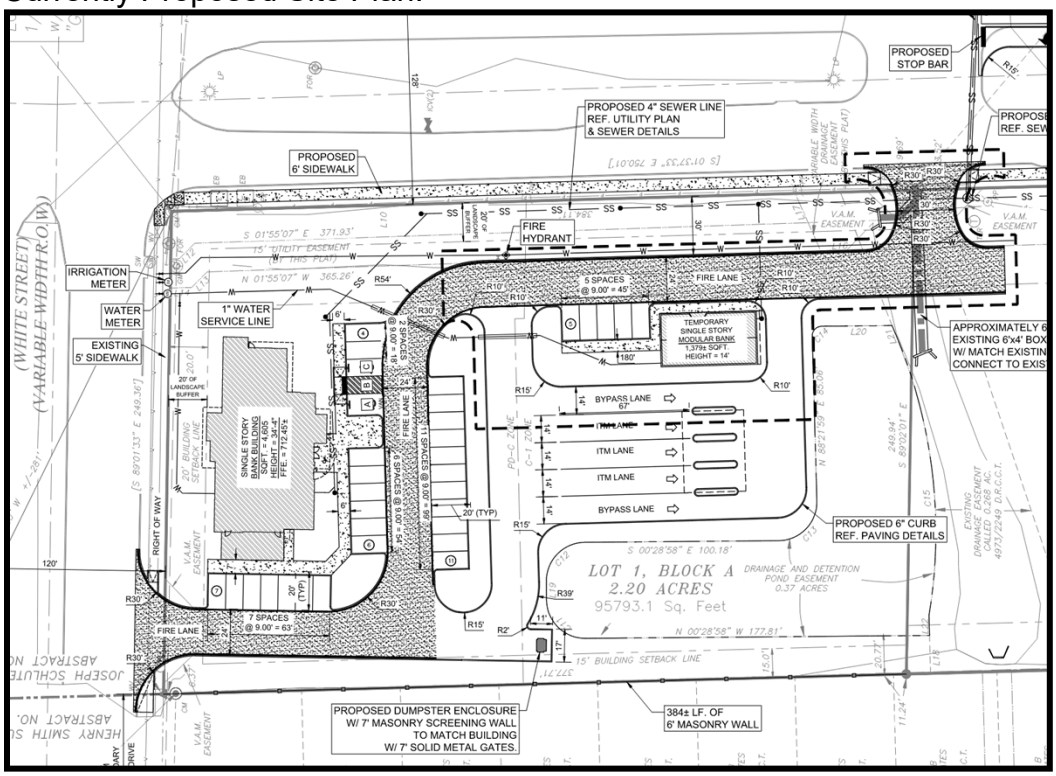
> *"Front yard setbacks shall be a minimum of 20 feet. If construction is not completed on or before June 30, 2021, the front yard setback shall revert back to 50 feet."*

When the zoning was established in 2019, the development of the property was proposed as a Bank (Chase Bank). The current development proposal for the property is also a bank (Lamar National Bank). As shown in the following images, the location of the proposed building along W. White Street is in general conformance with the previously approved concept plan submitted as part of the original 2019 zoning.

Previously Approved Concept Plan:



Currently Proposed Site Plan:



SUMMARY:

The applicant is requesting to re-establish zoning that allowed for a reduced front yard setback along W. White Street from 50 feet to 20 feet.

The proposed use for the property has not changed and the applicant is not requesting any additional amendments to the zoning. Additionally, as part of the zoning request the applicant has submitted a Site Plan and Final Plat development application associated with construction of the bank site. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval.

THE CITY OF
Anna

Please circle one:

In favor of request | Neutral to request | Opposed to request

Comments:

Car Cleaning shop's noise already affects us severely. 50 feet down to 20 will affect our life further. Please do not reduce the setback.

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

TAN DU
Name (Please Print)

Signature

701 Live Oak
Address

10/26/2021
Date

Please return this 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

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Ferguson-White Addition, Block A, Lots 1, 2, & 3

Applicant: Lamar National Bank / Greg Wilson, President & CEO

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Anna Storage Addition, Block A, Lots 1, 2, & 3, Final Plat.

SUMMARY:
Bank on Lot 1 and two vacant lots on 6.5± acres located at the southwest corner of W. White Street and Ferguson Parkway. Zoned: Planned Development-Restricted Commercial and Restricted Commercial (PD-C-1/C-1) (Ord. No. 821-2019).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the proposed bank development.

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

ATTACHMENTS:
Locator
Exhibit

BOUNDARY DESCRIPTION

ALL that certain 6.45 acre lot, tract or parcel of land situated in the Joseph Schluter Survey, Abstract No. 856, Collin County, Texas, and being all of a called 6.448 acre tract described in a deed from John H. Rattan and Patricia Diane Rattan to Lamar National Bank as recorded in Instrument No. 2021-0723001483020, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), said 6.45 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and cap stamped "Geer" found at the northeast corner of said 6.448 acre tract and at the intersection of the south right-of-way line of Farm to Market Highway No. 455 and the west right-of-way line of S. Ferguson Parkway;

THENCE S 01°38'01" E along the east line of said 6.448 acre tract and said west right-of-way line a distance of 749.92 feet to a 1/2" iron rod and cap stamped "Geer" found at the beginning of a curve;

THENCE along the east line of said 6.448 acre tract and said west right-of-way line, along a curve to the right having a central angle of 19°46'19", a radius of 640.00, a chord bearing and distance of S 08°15'14" W, 219.76 feet, through an arc length of 220.86 feet to a 1/2" iron rod and cap stamped "Geer" found;

THENCE S 18°08'02" W along the east line of said 6.448 acre tract and said west right-of-way line a distance of 340.87 feet to a 1/2" iron rod and cap stamped "Geer" found at the southeast corner of said 6.448 acre tract, at the northeast corner of Lot 2 of the Anna Elementary School #2 Addition according to the plat thereof as recorded in Volume 2006, Page 364, Plat Records, Collin County, Texas, (P.R.C.C.T.), and on said west right-of-way line;

THENCE S 86°53'08" W along a south line of said 6.448 acre tract and the north line of said Lot 2 a distance of 1.60 feet to a 1/2" iron rod and cap stamped "Geer" found at a southwest corner of said 6.448 acre tract, on the north line of said Lot 2, and at the southeast corner of the Lair Cemetery (No deed found);

THENCE N 01°41'14" W along a west line of said 6.448 acre tract and the east line of said cemetery a distance of 96.49 feet to a 1/2" iron rod and cap stamped "Geer" found at an ell corner of said 6.448 acre tract and at the northeast corner of said cemetery;

THENCE S 87°11'35" W along a south line of said 6.448 acre tract and the north line of said cemetery a distance of 96.22 feet to a 1/2" iron rod and cap stamped "Geer" found at a southwest corner of said 6.448 acre tract, at the northwest corner of said cemetery, and on the east line of Lot 38, Block B of the Oak Hollow Estates Phase 2 according to the plat thereof as recorded in Volume 5355, Page 2121, P.R.C.C.T.;

THENCE N 01°32'50" W along the west line of said 6.448 acre tract and the east line of said Lot 38, Block B, at 20.92 feet passing a 1/2" iron rod found at the northeast corner of said Lot 38, Block B, and at the southeast corner of Lot 21, Block B of the Oak Hollow Estates Phase 1 according to the plat thereof as recorded in Volume 5093, Page 4114, P.R.C.C.T., continuing along said course and the east line of Lots 1-21, Block B of said Oak Hollow Estates Phase 1 (5093/4114 P.R.C.C.T.), at 1197.66 feet passing a 1/2" iron rod found at the northeast corner of Lot 1, Block B and at the southeast corner of a 20 foot landscape and utility easement of said Oak Hollow Estates Phase 1 (5093/4114 P.R.C.C.T.), continuing along said course and the east line of said 20 foot easement in all a total distance of 1204.03 feet to a point at the northwest corner of said 6.448 acre tract, at the northeast corner of said 20 foot easement, and on said south right-of-way line;

THENCE S 89°02'01" E along the north line of said 6.448 acre tract and said south right-of-way line a distance of 249.36 feet to the POINT OF BEGINNING and containing 6.45 acres (280842.2 Sq. Feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date 10/25/2021

STATE OF TEXAS
COUNTY OF COLLIN

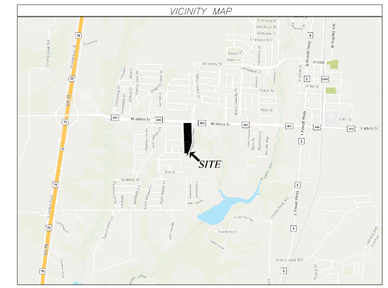
Before me, the undersigned authority, on this day personally appeared Stephen A. Hudson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public for and in the State of Texas

STATE OF TEXAS REGISTERED STEPHEN A. HUDSON 4896 PROFESSIONAL LAND SURVEYOR

VICINITY MAP



(NOT TO SCALE)

COPYRIGHT 2021

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Lamar National Bank acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as FERGUSON-WHITE ADDITION, BLOCK A, LOTS 1,2, & 3, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

That 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.

The area or areas shown on the plat as "VAM" (Visibility , Access, and Maintenance) easement(s) are 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 at any time. The ultimate maintenance responsibility for 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.

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

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

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

STATE OF:

COUNTY OF

BEFORE me, the undersigned authority, a Notary Public in and for said County and State,

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

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

Notary Public in and for _____ County

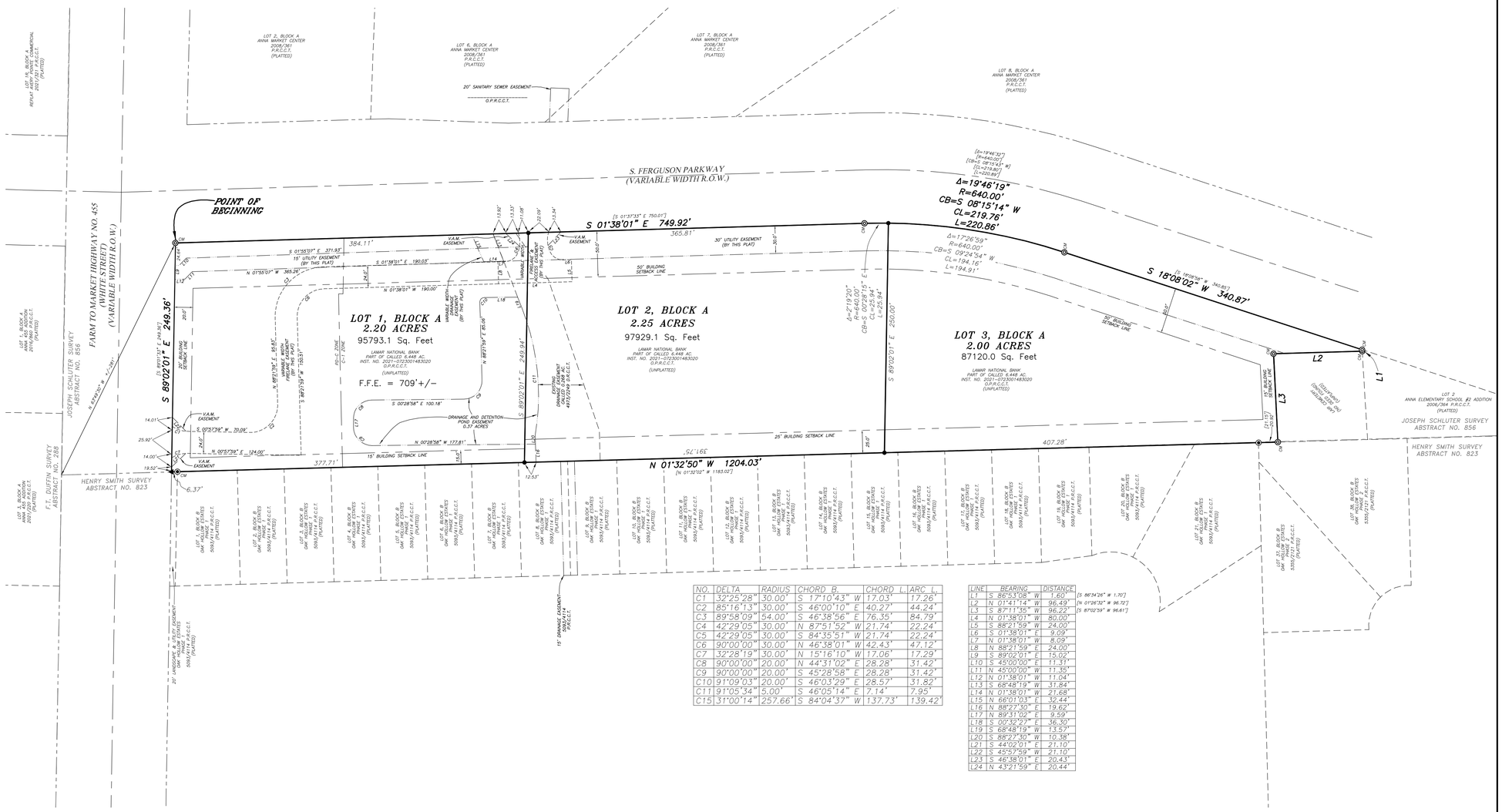
My Commission Expires: _____

CERTIFICATE OF APPROVAL

Approved on this the_____day of_____,20_____, by the City Council, City of Anna, Texas.

Mayor

City Secretary



NO.	DELTA	RADIUS	CHORD B.	CHORD L.	ARC L.
C1	32°25'28"	30.00'	S 17°10'43" W	17.03'	17.26'
C2	85°16'13"	30.00'	S 46°00'10" E	40.27'	44.24'
C3	89°58'09"	54.00'	S 46°38'56" E	76.35'	84.79'
C4	42°29'05"	30.00'	N 87°51'52" W	21.74'	22.24'
C5	42°29'05"	30.00'	S 84°35'51" W	21.74'	22.24'
C6	90°00'00"	30.00'	N 46°38'01" W	42.43'	47.12'
C7	32°28'19"	30.00'	N 15°16'10" W	17.06'	17.29'
C8	90°00'00"	20.00'	N 44°31'02" E	28.28'	31.42'
C9	90°00'00"	20.00'	S 45°28'58" E	28.28'	31.42'
C10	91°09'03"	20.00'	S 46°03'29" E	28.57'	31.82'
C11	91°05'34"	5.00'	S 46°05'14" E	7.14'	7.95'
C15	31°00'14"	257.66'	S 84°04'37" W	137.73'	139.42'

LINE	BEARING	DISTANCE	
L1	S 86°53'08" W	1.60'	[S 86°54'26" W 1.70']
L2	N 01°41'14" W	96.49'	[N 01°26'33" W 96.72']
L3	S 87°11'35" W	96.22'	[S 87°02'59" W 96.61']
L4	N 01°38'01" W	80.00'	
L5	S 88°21'59" W	24.00'	
L6	S 01°38'01" E	9.09'	
L7	N 01°38'01" W	8.09'	
L8	N 88°21'59" E	24.00'	
L9	S 89°02'01" E	15.02'	
L10	S 45°00'00" E	11.31'	
L11	N 45°00'00" W	11.35'	
L12	N 01°38'01" W	11.04'	
L13	S 68°48'19" W	31.84'	
L14	N 01°38'01" W	21.68'	
L15	N 66°01'03" E	32.44'	
L16	N 88°27'30" E	19.62'	
L17	N 89°31'02" E	9.59'	
L18	S 00°32'22" E	36.30'	
L19	S 68°48'19" W	13.57'	
L20	S 88°27'30" W	10.38'	
L21	S 44°02'01" E	21.10'	
L22	S 45°57'59" W	21.10'	
L23	S 46°38'01" E	20.43'	
L24	N 43°21'59" E	20.44'	

FINAL PLAT	SCALE: 1"=60'
	DATE: 10/25/2021
	SURVEYED BY: A.A.
	DRAWN BY: Z.M./F.D.
SHEET 1 OF 1	TECHNICIAN: Z.M.
	JOB NO. 21-00420
REVISIONS:	

LEGEND

CM Control Monument
▲ Calculated Point
◉ 1/2" Iron Rod Found
◎ 1/2" Iron Rod Found w/Cap Stamped "GEER"
● 1/2" Iron Rod Set w/Pink Cap Stamped "EST"

EST
101 Bill Bradford Road, Suite 13
Sulphur Springs, Texas 75482
Phone: 903-438-2400 Fax: 903-438-9955
Firm License No. 10024400
www.estinc.com

OWNER

Lamar National Bank

Greg Wilson
President & CEO

200 S. Colligate
Paris, TX 75460
903-785-0701

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

NOTE: All easements are proposed by this plat.
NOTE: Current zoning is PD-C, (Commercial Planned Development) and C-1, (Commercial).
NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.
NOTE: All record calls are denoted in [ ] per document recorded in Inst. No. 2021-0723001483020, O.P.R.C.C.T., unless otherwise noted.
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C0155J, dated June 2, 2009, published by the Federal Emergency Management Agency.

EXHIBIT A

0' 60' 120'
1" = 60.0'

FINAL PLAT OF
FERGUSON-WHITE ADDITION
BLOCK A, LOTS 1,2,& 3
6.448 ACRES
ANNA, TEXAS, COLLIN COUNTY
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
AUGUST 20, 2021

CITY OF ANNA

PLANNING & ZONING COMMISSION

November 1, 2021

Site Plan: Ferguson-White Addition, Block A, Lot 1

Applicant: Lamar National Bank / Greg Wilson, President & CEO

AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lot 1, Site Plan.

SUMMARY:

Bank on one lot on 2.2± acres located at the southwest corner of W. White Street and Ferguson Parkway. Zoned: Planned Development-Restricted Commercial and Restricted Commercial (PD-C-1/C-1) (Ord. No. 821-2019).

The purpose of the site plan is to show the proposed bank 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

2 - PROPOSED WATER METERS & SEWER SERVICES	
IM	1" IRRIGATION METER
WM	1" DOMESTIC WATER METER
2-4" SEWER SERVICE ON LOT FOR MODULAR & BANK BUILDINGS	

0 15' 30' 60' 90'

(1" = 30' SCALE)

= PHASE I BOUNDARY LINE

Site Data Summary Table

Item	Lot 1 - Phase I
General Site Data	
Zoning (from zoning map)	C1
Land Use (from Zoning Ordinance)	Bank
Lot Area (square feet & acres)	95,793 - 2.2
Building Footprint Area (square feet)	1,200
Total Building Area (square feet)	1200
Building Height (# stories)	1
Building Height (feet - distance to tallest building elem	14
Lot Coverage (percent – x.xx%)	1.25
Parking	
Parking Ratio (from Zoning Ordinance)	3.5/1,000sf if GFA
Required Parking (# spaces)	2
Provided Parking (# spaces)	5
Accessible Parking Required (# spaces)	0
Accessible Parking Provided (# spaces)	0
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	40
Additional Interior landscape area provided (square fe	1400
Total Landscape Area (square feet)	1400

PARKING SPACES COUNT	
REG. SPACES	31
HANDICAP SPACES	2
TOTAL SPACES	33

HANDICAP SPACE KEY NOTES:

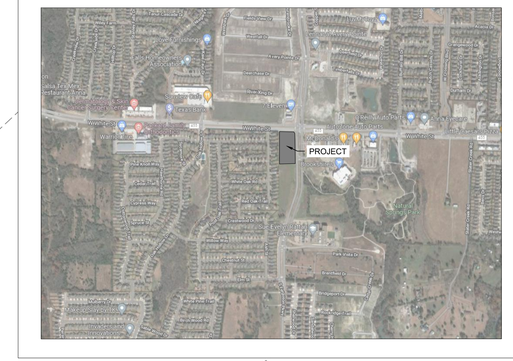
A 11.00' WIDE VAN HANDICAP PARKING SPACE.

B 10.00' WIDE HANDICAP WALKWAY.

C 9.00' WIDE HANDICAP PARKING SPACE.

NOTE:

1. 9'x18' PARKING STALLS W/ 2' OVERHANG (TYP).
2. TEMPORARY MODULAR BANK SHALL BE REMOVED AFTER 18 MONTHS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR STRUCTURE UNLESS EXTENSION IS GRANTED BY CITY COUNCIL WITHIN THIS TIME FRAME.



APPROXIMATE LOCATION OF 12" WATER LINE

APPROXIMATE LOCATION OF GAS LINE

20' SANITARY SEWER EASEMENT

O.P.R.C.C.T.

8" SEWER LINE IN CASING TO BE BORED

PROPOSED TURN LANE

PROPOSED STOP BAR

S. FERGUSON PARKWAY (VARIABLE WIDTH R.O.W.)

PROPOSED 4" SEWER LINE REF. UTILITY PLAN & SEWER DETAILS

PROPOSED SS MANHOLE REF. SEWER DETAILS

SS MANHOLE

PROPOSED 6' SIDEWALK

FIRE HYDRANT

IRRIGATION METER

WATER METER

EXISTING 5' SIDEWALK

1" WATER SERVICE LINE

FARM TO MARKET HIGHWAY NO. 455 (WHITE STREET) (VARIABLE WIDTH R.O.W.)

APPROXIMATELY 65± LF. OF EXISTING 6'x4' BOX CULVERT EXTENSION W/ MATCH EXISTING TYPE A HEADWALL. CONNECT TO EXISTING HEADWALL.

TEMPORARY SINGLE STORY MODULAR BANK 1,379± SQFT. HEIGHT = 14'

SINGLE STORY BANK BUILDING SQFT = 4,605 HEIGHT = 34'-4" FFE. = 712.45'±

LOT 1, BLOCK A 2.20 ACRES 95793.1 Sq. Feet

LOT 2, BLOCK A 2.25 ACRES 97929.1 Sq. Feet

LAMAR NATIONAL BANK PART OF CALLED 6.448 AC. INST. NO. 2021-0723001483020 O.P.R.C.C.T. (UNPLATTED)

PROPOSED 6" CURB REF. PAVING DETAILS

6' MASONRY SCREENING WALL TO BE INSTALLED ON LOT 2 WHEN DEVELOPED.

PROPOSED DUMPSTER ENCLOSURE W/ 7' MASONRY SCREENING WALL TO MATCH BUILDING W/ 7' SOLID METAL GATES.

384± LF. OF 6' MASONRY WALL

148± LF. FROM PROPERTY BOUNDARY TO ℄ OF LIVE OAK DRIVE

F.T. DUFFIN SURVEY ABSTRACT NO. 288

JOSEPH SCHULUTER SURVEY ABSTRACT NO. 856

HENRY SMITH SURVEY ABSTRACT NO. 823

SITE PLAN OF
FERGUSON–WHITE ADDITION
BLOCK A, LOTS 1
2.20 ACRES
ANNA, TEXAS, COLLIN COUNTY
JOSEPH SCHULUTER SURVEY, ABSTRACT NO. 856
OCTOBER 20, 2021

EXHIBIT A

EST, Inc.
1500 CLARKSVILLE STREET, PARIS, TX. 75460
Ph. (903) 732-6303
www.estinc.com

REGISTRATION NO. F-10777

PROGRESS SET - NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFFREY D. ELDER, P.E. 99238 ON 10/06/2021;
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

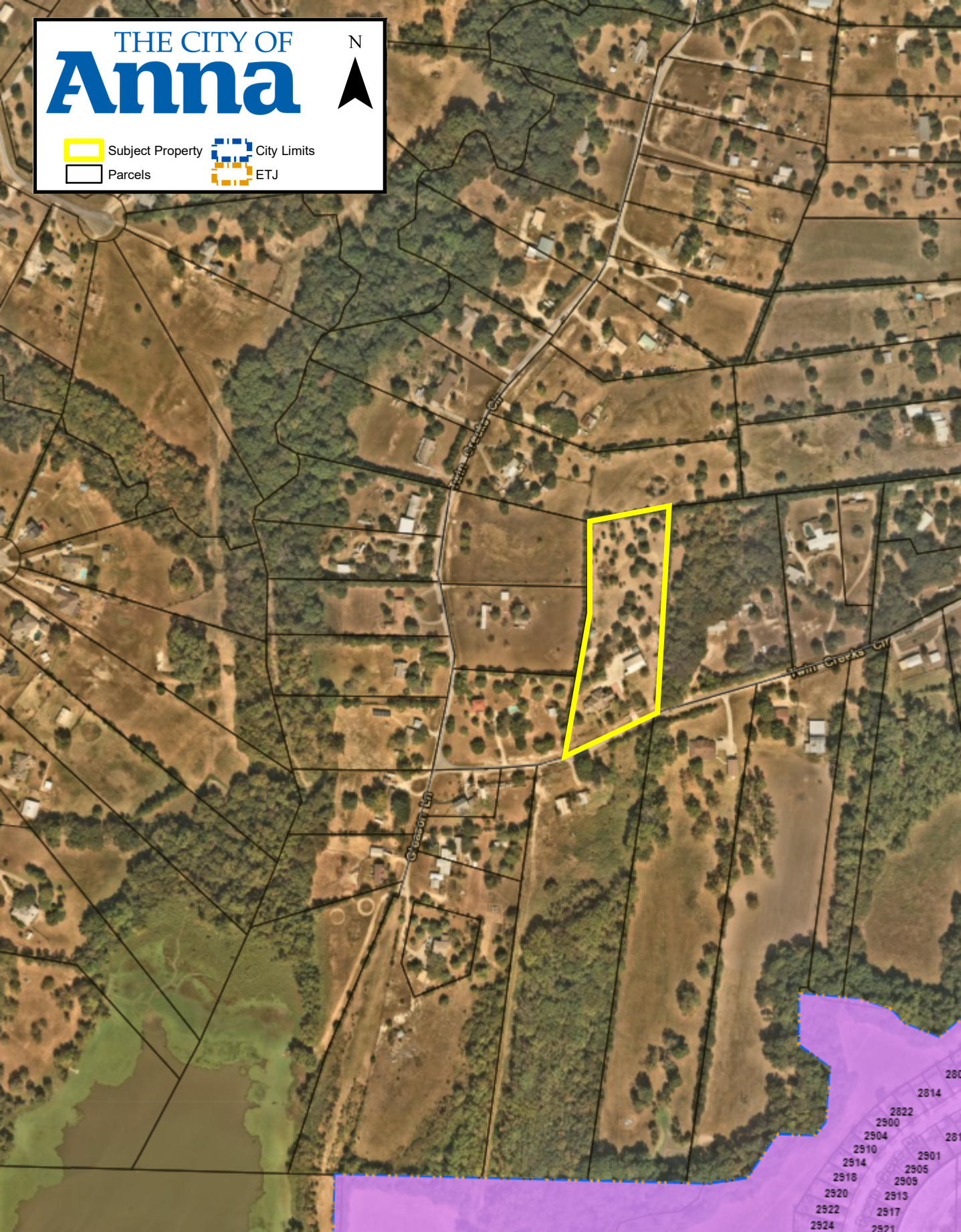
REV.	DATE	DESCRIPTION	BY

LAMAR NATIONAL BANK

FERGUSON-WHITE ADDITION
LOT 1, BLOCK A
2.20 ACRES
95,793.1 Sq. Feet
SURVEY: JOSEPH SCHULUTER, ABSTRACT NUMBER: 856
CONTACT: CHRIS WILKSON
ADDRESS: 200 S. COLLEGIATE PARIS, TX. ZIP:75460
PHONE: 903-785-0701
ANNA, TX. COLLIN COUNTY

OVERALL PROPOSED SITE PLAN

JOB NO.:	21-00420
DATE:	10/06/2021
DESIGNED BY:	S.N.
DRAWN BY:	E.C.
CHECKED BY:	S.N.


THE CITY OF
Anna
N
Subject Property
Parcels
City Limits
ETJ
Twin Creeks Cir
Twin Creeks Cir
Gleason Ln
2814
2822
2900
2904
2910
2914
2918
2920
2922
2924
2901
2905
2909
2913
2917

CITY OF ANNA

Planning & Zoning Commission

November 1, 2021

Final Plat: Jurado Estates, Block A, Lots 1 & 2

Applicant: Margarita Rodriguez Jurado

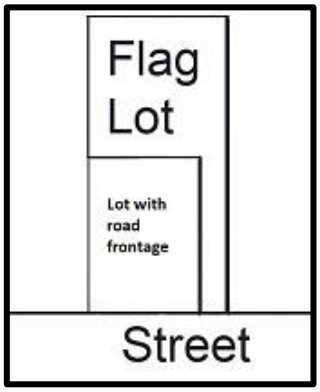
AGENDA ITEM:
Consider/Discuss/Action on a recommendation regarding the Jurado Estates, Block A, Lots 1 & 2, Final Plat.

SUMMARY:
Two lots on 3.9± acres located on the north side of Twin Creeks Circle, 385± feet west of Gleason Lane. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

ISSUES:

<u>Waiver for narrow flag lot entrance</u>

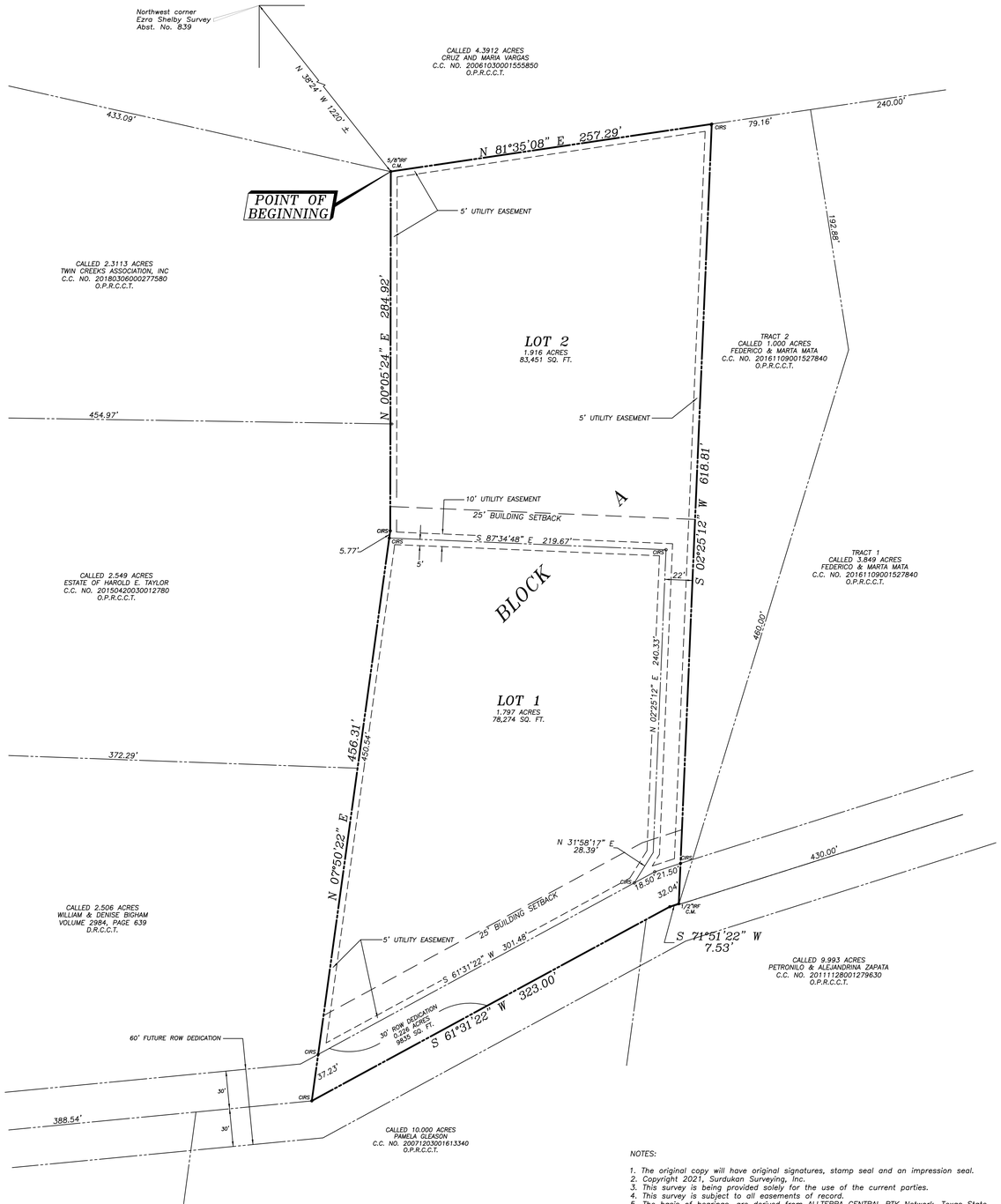


The applicant is requesting a waiver from the 40-foot minimum frontage on a public street requirement in Subsection 9.02.087(b) of the Subdivision Regulations. The applicant is providing 40 feet along the street for Lot 2, however this plat would be creating a flag lot that narrows to 22 feet. The subdivision regulations recommends that irregular shaped lots, such as a flag lot, be avoided but only prohibits such lot if it "…will not be suitable or desirable for the purpose intended, which is an obvious attempt to circumvent the purpose and intent of lot configuration or lot width minimums, or which is so oddly shaped as to create a hindrance to the logical lot layout of surrounding properties." [Subsection 9.02.087(c)] Since the regulations recommends avoiding irregularly shaped lots, it does not specify that the width of a flag lot should be maintained or be wider than the width at the street frontage to the buildable area of the lot, however, it is a typical practice which is why the applicant is requesting the waiver. Lot 1 has already been developed with a septic tank and there are state/county requirements for the distance of septic from a property line that must be maintained. Please see the attached waiver request from the applicant's representative.

With exception to this portion of Lot 2, each lot exceeds all other Subdivision Regulations for the lot area regulations (exceeds a minimum area of one acre; lot depth of 100 feet; and lot width of 40 feet). For these reasons, staff is in support.

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

ATTACHMENTS:
Locator
Exhibit
Waiver Request



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

_____
MAYOR

_____
CITY SECRETARY

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 Grayson Collin Electris Cooperative.
7. Water is provided by City of Anna.
8. Septic is onsite.
9. The purpose of this plat is to subdivide 3.938 acres 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. 48085C0155 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies with in Zone X (Unshaded).

COLLIN COUNTY NOTES:

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

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.

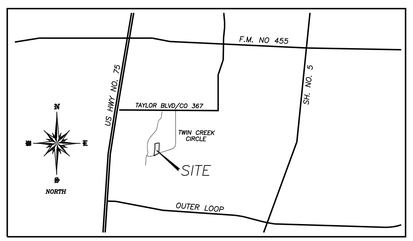
_____
David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

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: _____



LOCATION MAP
NTS

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado & Maria De Los Angeles Ordonez Jurado, is the owners of a tract of land situated in the Ezra Shelby Survey, Abstract No. 839, in the City of Anna ETJ, Collin County, Texas, and also being all of 3.938 acre tract conveyed to Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado & Maria De Los Angeles Ordonez Jurado, as recorded in C.C. No. 20110301000219220, Land Records, Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for corner at the northwest corner of said 3.938 acre tract, said iron rod also being at the northeast corner of a called 2.3113 acre tract conveyed to the Twinn Creeks Association, Inc as recorded in C.C. No. 20180306000277580, Land Records, Collin County, Texas;

THENCE N 81°35'08" E a distance of 257.29' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 02°25'12" W a distance of 618.81' to a 1/2" iron rod found for corner in Twin Creeks Circle;

THENCE S 71°51'22" W a distance of 7.53' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;;

THENCE S 61°31'22" W a distance of 323.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 07°50'22" E a distance of 456.31' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the southeast corner of said called 2.3113 acre tract;

THENCE N 00°05'24" E following the east line of said 2.3113 acre tract a distance of 284.92' to the POINT OF BEGINNING and containing 171,561 Square Feet or 3.938 Acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado & Maria De Los Angeles Ordonez Jurado, does hereby adopt this plat designating the hereinabove described property as **JUARDO ESTATES, 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 renoved 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.

_____
JOSE SAMUEL ORDONEZ JURADO – OWNER

_____
MARGARITA RODRIGUEZ JURADO – OWNER

_____
MARIA DE LOS ANGELES ORDOÑEZ JURADO – 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 JOSE SAMUEL ORDONEZ JURADO, 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: _____

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 MARGARITA RODRIGUEZ JURADO, 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: _____

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 MARIA DE LOS ANGELES ORDOÑEZ JURADO, 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: _____

EXHIBIT A

FINAL PLAT

JURADO ESTATES

BLOCK A, LOTS 1 & 2

BEING 3.938 ACRES OUT OF THE EZRA SHELBY SURVEY, ABSTRACT NO. 839
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
JOSE SAMUEL ORDONEZ JURADO &
MARGARITA RODRIGUEZ JURADO &
MARIA DE LOS ANGELES ORDOÑEZ JURADO
9831 TWIN CREEKS CIRCLE
ANNA, TEXAS 75409
(214) 394-0061

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

SCALE 1" = 50' DATE: SEPTEMBER 8, 2021 JOB No. 2021-138

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200

October 28, 2021

City of Anna City Council
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: Final Plat for Jurado Estates – Waiver Requests

Mayor and Members of the City Council:

On behalf of the Developers, Jose Samuel Ordonez Jurado, Margarita Rodriguez Jurado and Maria De Los Angeles Ordonez Jurado, Surdukan Surveying, Inc. has submitted a Final Plat for Jurado Estates. The plat is expected to be heard at the November 3, 2021 Planning & Zoning Commission meeting.

We are respectfully requesting this Final Plat be approved with the following waiver:

- **Section 9.02087 Subdivision Ordinance: Waive the 40' minimum frontage on a public street requirement.**

This two Lot subdivision is located at 9831 Twin Creeks Circle, Anna, Texas. This Final Plat is in the ETJ of Anna. The Owners are requesting this waiver of the 40 minimum frontage on a public road from 40' to 23.68' due to the Lot having to meet the requirements for the County OSSF design standards. Having a 40' wide strip would interfere with the current septic system for Lot 1.

We appreciate your consideration of this waiver request and approval of the Final Plat.

Sincerely,

David J. Surdukan
R.P.L.S. NO. 4613