

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, December 6, 2021, in the Anna ISD Board Room located at 201 E 7th Street, to consider the following items:

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by December 6, 2021, no later than 4:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the November 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding Anna Elementary No. 3, Block 1, Lots 1R & 2, Replat. Applicant: Anna ISD – Brad Duncan
7. Consider/Discuss/Action on a recommendation regarding Anna Elementary No. 3, Block 1, Lots 1R & 2, Revised Site Plan. Applicant: Anna ISD – Brad Duncan
8. Consider/Discuss/Action on a recommendation regarding Advantage Self Storage Addition, Block A, Lot 3R, Site Plan. Applicant: Anna Weston Holdings, LLC
9. Consider/Discuss/Action on a recommendation regarding Anna Storage Addition, Block A, Lot 1, Final Plat. Applicant: Cody Neef
10. Consider/Discuss/Action on a recommendation regarding Anna Retail Addition, Block A, Lots 3, 4, & 5, Replat. Applicant: Anna 31 Retail, LP
11. Consider/Discuss/Action on a recommendation regarding Anna Retail Addition, Block A, Lot 4, Site Plan. Applicant: Anna 31 Retail, LP
12. Consider/Discuss/Action on a recommendation regarding updating Buzz Center Addition, Block A, Lots 1 & 2, Final Plat. Applicant: Dr. Uma Chintapalli

13. Consider/Discuss/Action on a recommendation regarding updating Buzz Center Addition, Block A, Lots 1 & 2, Site Plan. Applicant: Dr. Uma Chintapalli
14. Consider/Discuss/Action on a recommendation regarding Clementine Addition, Block A, Lot 1, Final Plat. Applicant: Scott Barnett
15. Consider/Discuss/Action on a recommendation regarding Deer Springs Estates, Block A, Lot 1, Development Plat. Applicant: Shawn & Latricia Smith
16. Consider/Discuss/Action on a recommendation regarding Meadow Vista, Phase 1, Final Plat. Applicant: Bloomfield Homes, LP
17. Consider/Discuss/Action on a recommendation regarding Parmore – Anna, Block A, Lot 1, Final Plat. Applicant: Anna Town Center Mixed Use, LLC
18. Consider/Discuss/Action on a recommendation regarding Parmore – Anna, Block A, Lot 1, Site Plan. Applicant: Anna Town Center Mixed Use, LLC
19. Consider/Discuss/Action on a recommendation regarding Senter Estates, Block A, Lot 1, Development Plat. Applicant: Denise Senter & Brett Kilpatrick
20. Consider/Discuss/Action on a recommendation regarding Avery Pointe Commercial, Block A, Lots 1R, 2R, & 3, Replat. Applicant: Anna 455 Commercial, LLC
21. Consider/Discuss/Action on a recommendation regarding Anna ISD Park Addition, Block A, Lot 1R, Replat. Applicant: Anna ISD - Brad Duncan
22. Consider/Discuss/Action on a recommendation regarding Anna ISD Park Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna ISD - Brad Duncan

Items for Individual Consideration

23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend Planned Development-General Commercial/Multiple Family – High Density (PD-C-2/MF-2) (Ord. No. 648-2014) in order to amend existing multifamily residence development standards. Located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP

B) Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Preliminary Replat.
24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning on 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway to allow mini-warehouse by Specific Use Permit with modified parking standards on Lot 3 and to reduce the existing 15-foot Residential Buffering standard to 10-feet on Lot 2R. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, & 179-2005). Applicant: Anna 455 Commercial, LLC & Retail Buildings, Inc.

B) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lots 3, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.

25. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot (SF-E) to SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and Restricted Commercial District (C-1). Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.

B) Consider/Discuss/Action on a recommendation regarding the LuxNova Residential & Commercial, Concept Plan.

26. Workshop: Provide feedback for proposed development Crystal Park.

Adjourn

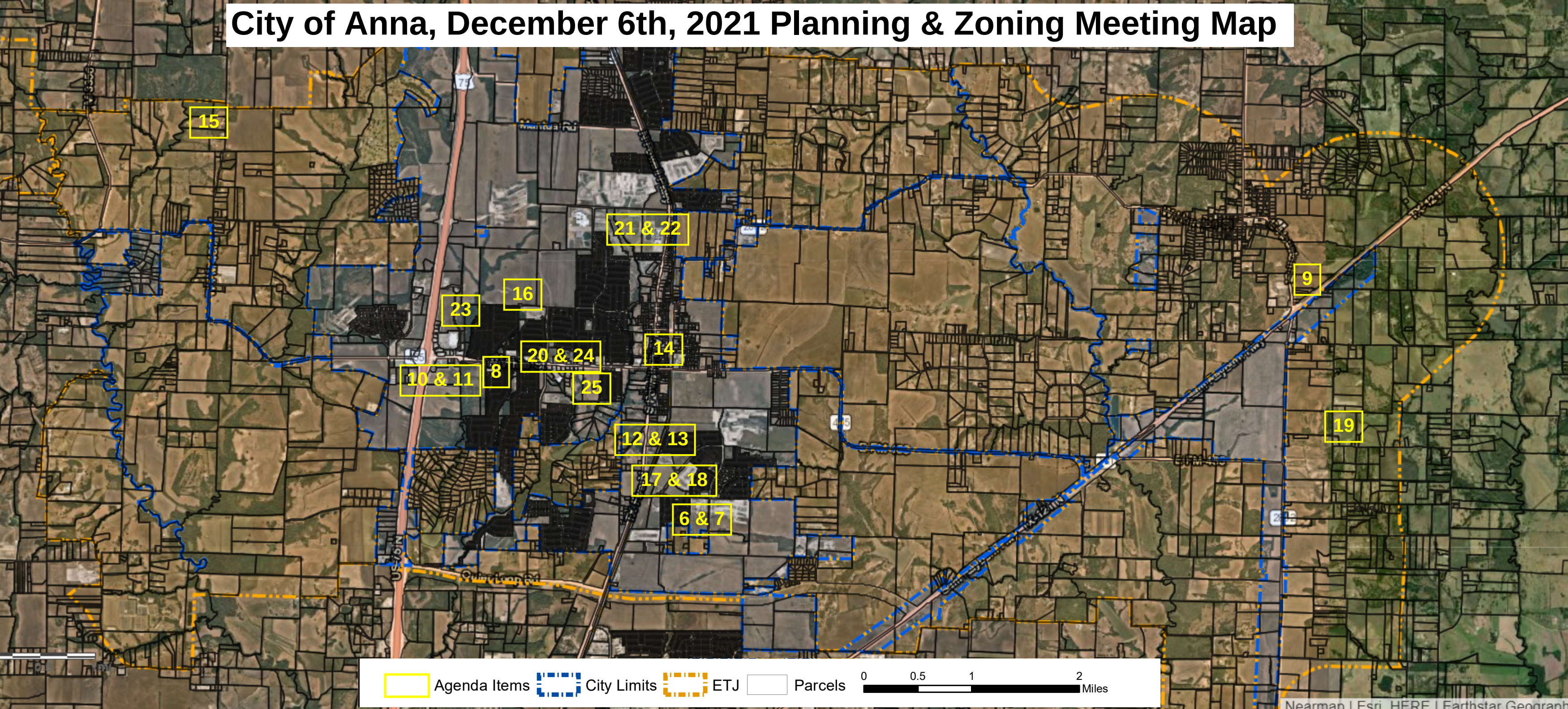
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. December 3, 2021.

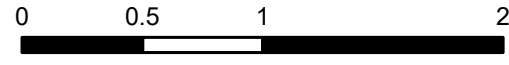


Lauren Mecke
Planning Manager

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

City of Anna, December 6th, 2021 Planning & Zoning Meeting Map



 Agenda Items  City Limits  ETJ  Parcels  0 0.5 1 2 Miles

**MINUTES
PLANNING AND ZONING COMMISSION
November 1, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on November 1, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

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

Commissioners present were Latoya Grady, Nick Rubits, Dennis Ogan, Donald Henke, Brent Thomas, Paul Wenzel, and Kelly Patterson-Herndon. Staff present was Lauren Mecke and Salena Tittle. Councilman Toten and Councilman Carver were 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

5. Planning & Zoning Commission and Board of Adjustment Training (City Attorney, Clark McCoy)

Mr. McCoy gave the training presentation to the Commission and answered any questions the Commission had.

6. Annual Planning & Zoning Commission Review

A) Elect a Planning & Zoning Commission Chairman.

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to nominate Commissioner Henke as Chairman. The vote was unanimous.

B) Elect a Planning & Zoning Commission Vice-Chairman.

A motion was made by Commissioner Grady to nominate Commissioner Thomas for Vice-Chairman. Commissioner Rubits nominated himself. Commissioner Thomas was voted Vice-Chairman with a 4-3 vote.

C) Elect a Planning & Zoning Commission Secretary.

The Commission voted unanimously to have staff remain as acting Secretary.

D) Review/Discuss/Action on additional items as necessary

Ms. Mecke provided the Commission with an update that the 2022 meeting calendar is still under review as it pertains to Council meeting dates.

Consent Items

Commissioner Patterson-Herndon wanted to open the discussion of Item 10 on the consent agenda. The decision was made to move Item 10 to an Individual Consideration item. A motion was made by Commissioner Rubits, seconded by Commissioner Grady to recommend approval of consent items 7-9 and 11-15. The vote was unanimous.

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

The Commission chose to discuss Consent Agenda Item 10.

Commissioner Patterson-Herndon asked staff if the lots that were labeled HOA Lots would be just flat land/green space or if there will be amenities on them.

Ms. Mecke advised that this is a Final Plat and that staff does not have any information at this time whether or not something will be constructed on them.

Ms. Mecke also pulled up a map on the projector, showing which HOA lots are in the flood plain and would not potentially be buildable.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend approval of The Villages of Hurricane Creek, Phase 2, Final Plat. The vote was unanimous.

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.

Ms. Mecke gave a brief presentation.

Commissioner Henke asked staff to clarify where the side yard setback begins and ends.

Ms. Mecke advised that it begins at the property line and ends at the building.

The Public Hearing was opened at 8:45 pm.

The applicant's civil engineer, Jeff Brown, made a brief presentation.

Commissioner Grady asked staff to verify whether the Comprehensive Plan wording states that townhomes is allowed or desired versus the actual pictures that are shown in the Comprehensive Plan.

Ms. Mecke advised that the pictures show duplex and townhome products, however, the wording itself does not allow for it.

Commissioner Grady asked the applicant's civil engineer to verify how many units they are trying to place on site.

Mr. Brown advised that there will be 8 units, 3-story brick.

The Public Hearing was closed at 8:55 pm.

Commissioner Grady and Chairman Henke advised that they agree with staff's recommendation to deny because the applicant is proposing too many units in one space and that this area is not designed for this space.

Chairman Henke asked staff to re-specify the three issues that staff has with the development.

Ms. Mecke advised the Commission of the three items.

Commissioner Rubits advised that he is not in support of the density that is being proposed by the applicant.

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

Mr. Brown left the meeting and Councilman Carver followed.

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

Ms. Mecke gave a brief presentation.

Councilman Toten left the meeting.

A motion was made by Commissioner Rubits, seconded by Commissioner Patterson-Herndon to recommend denial of the Concept Plan. The vote was unanimous.

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

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 9:13 pm.

The Public Hearing was closed at 9:14 pm.

A motion was made by Commissioner Ogan, seconded by Commissioner Wenzel to recommend approval of the zoning amendment request. The vote passed 6-1 with Commissioner Rubits voted against the zoning amendment request.

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

Ms. Mecke gave a brief presentation.

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

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

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend approval of the Site Plan. The vote was unanimous.

Councilman Carver returned to the meeting.

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

Councilman Carver left the meeting.

Ms. Mecke gave a brief presentation.

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

Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:30 pm.

Brent Thomas
Planning and Zoning Commission Vice-Chairman

ATTEST:



CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Replat: Anna Elementary No. 3, Block 1, Lots 1R & 2

Applicant: Anna ISD – Brad Duncan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Elementary No. 3, Block 1, Lots 1R & 2, Replat.

SUMMARY:

Public school on two lots on 34.9± acres located on the west side of Leonard Avenue, 297± feet south of Sharp Street. Zoned: SF-E Single-Family Residential – Large Lot.

The purpose of the replat is to subdivide Lot 1 into two lots and dedicate easements necessary for the development of a middle school on Lot 2.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



CITY OF ANNA
Planning & Zoning Commission

December 6, 2021

Revised Site Plan: Anna Elementary No. 3, Block 1, Lots 1R & 2

Applicant: Anna ISD – Brad Duncan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Elementary No. 3, Block 1, Lots 1R & 2, Revised Site Plan.

SUMMARY:

Public school on two lots on 34.9± acres located on the west side of Leonard Avenue, 297± feet south of Sharp Street. Zoned: SF-E Single-Family Residential – Large Lot.

The purpose of the revised site plan is to show the proposed middle school development site improvements.

RECOMMENDATION:

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

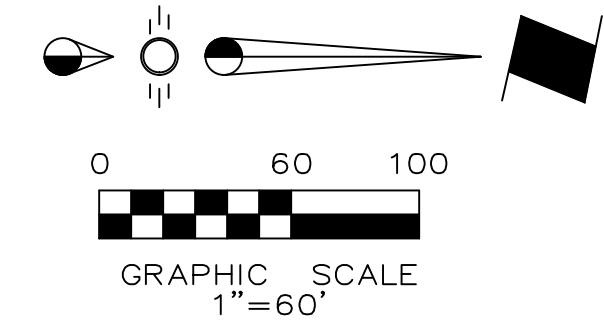
ATTACHMENTS:

Locator
Exhibit

Steve Warne
Called 20.164 Acres
Vol. 810, Pg. 425
No Zoning
Residential

Anna Crossing
Phase 1B
Cab. 2017, Pg. 570
Zoned PD-R
Residential

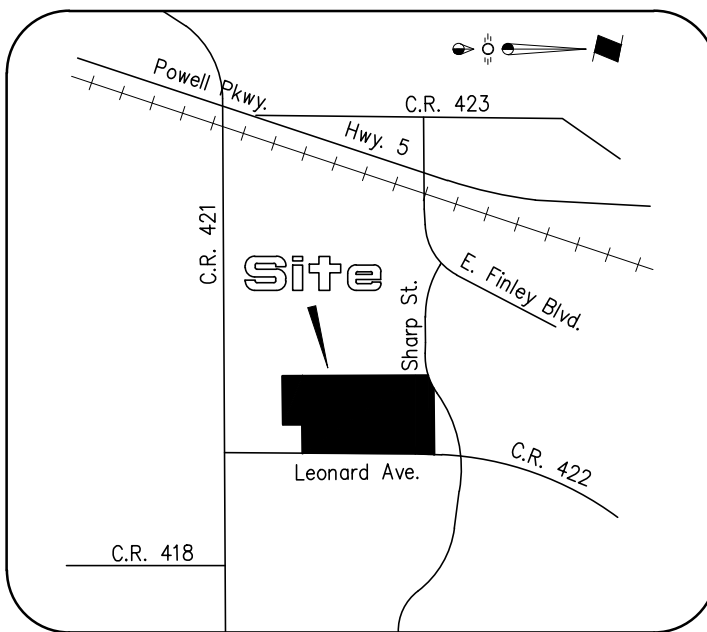
Anna Crossing
Phase 1A
Cab. 2015, Pg. 262
Zoned PD-R
Residential



Tex Properties Group, LLC
Called 16.376 Acres
Inst. No. 20150600999330
Zoned PD-R
Agricultural

Richard A. McNinimy And
Wife Catherine F. McNinimy
Called 2.89 Acres
Vol. 810, Pg. 425
No Zoning
Residential

Anna Crossing
Amenities Addition
Lot 1, Block 1
Cab. 2016, Pg. 782
Zoned PD-R
Residential



VICINITY MAP
NTS

SITE DATA SUMMARY -- LOT 2, MIDDLE SCHOOL

Zoning	SF-E
Proposed Use	Middle School
Lot Area	21,908 Ac (954,320 SF)
Building Area	154,384 SF. (Total) 119,270 SF First Floor 35,114 SF Second Floor
Building Height:	2-Story (34'-8")
Lot Coverage	Tallest Building Element (34'-8") 12.5%
Parking Ratio	2.5 Spaces/Per Classroom
Total Classrooms	44
Required Parking	110 Spaces
Provided Parking	339 Spaces
Accessible Parking Required	8 Spaces
Accessible Parking Provided	17 Spaces
Required Internal Landscape Area (8 Square Feet Per Parking Space)	2,712 S.F.
Total Interior Landscape Area	5,972 S.F.
Provided	
Total Site Landscape Area	525,890 S.F.

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

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

LEGEND

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

PURPOSE OF REVISED SITE PLAN:
Divide existing lot into 2 lots and show
development of proposed middle school.

Anna Ranch Phase 1
Called 68.004 Acres
(An Unrecorded Plat)
Zoned PD-R
Residential

Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	6"	1	6"
②	Irrigation	2"	1	NA
③	Irrigation	2"	1	NA
④	Irrigation	2"	1	NA

SITE DATA SUMMARY -- LOT 1R EXISTING ELEMENTARY SCHOOL

Zoning	SF-E
Proposed Use	Elementary School
Lot Area	12,982 Ac (565,487 SF)
Building Area	106,798 SF. (Total) 56,500 SF First Floor 50,299 SF Second Floor
Building Height:	2-Story (30'-8")
Lot Coverage	10.0%
Provided Parking	207 Spaces
Accessible Parking Required	7 Spaces
Accessible Parking Provided	7 Spaces
Required Internal Landscape Area (8 Square Feet Per Parking Space)	1,656 S.F.
Total Interior Landscape Area	3,465 S.F.
Provided	
Total Site Landscape Area	297,436 S.F.

A=07'49'35"
R=530.00'
T=36.25'
L=72.40'

Existing Elementary School

Lot 1R, Block 1
565,487 Sq. Ft.
12.982 Acres

REVISED SITE PLAN ANNA ELEMENTARY No. 3

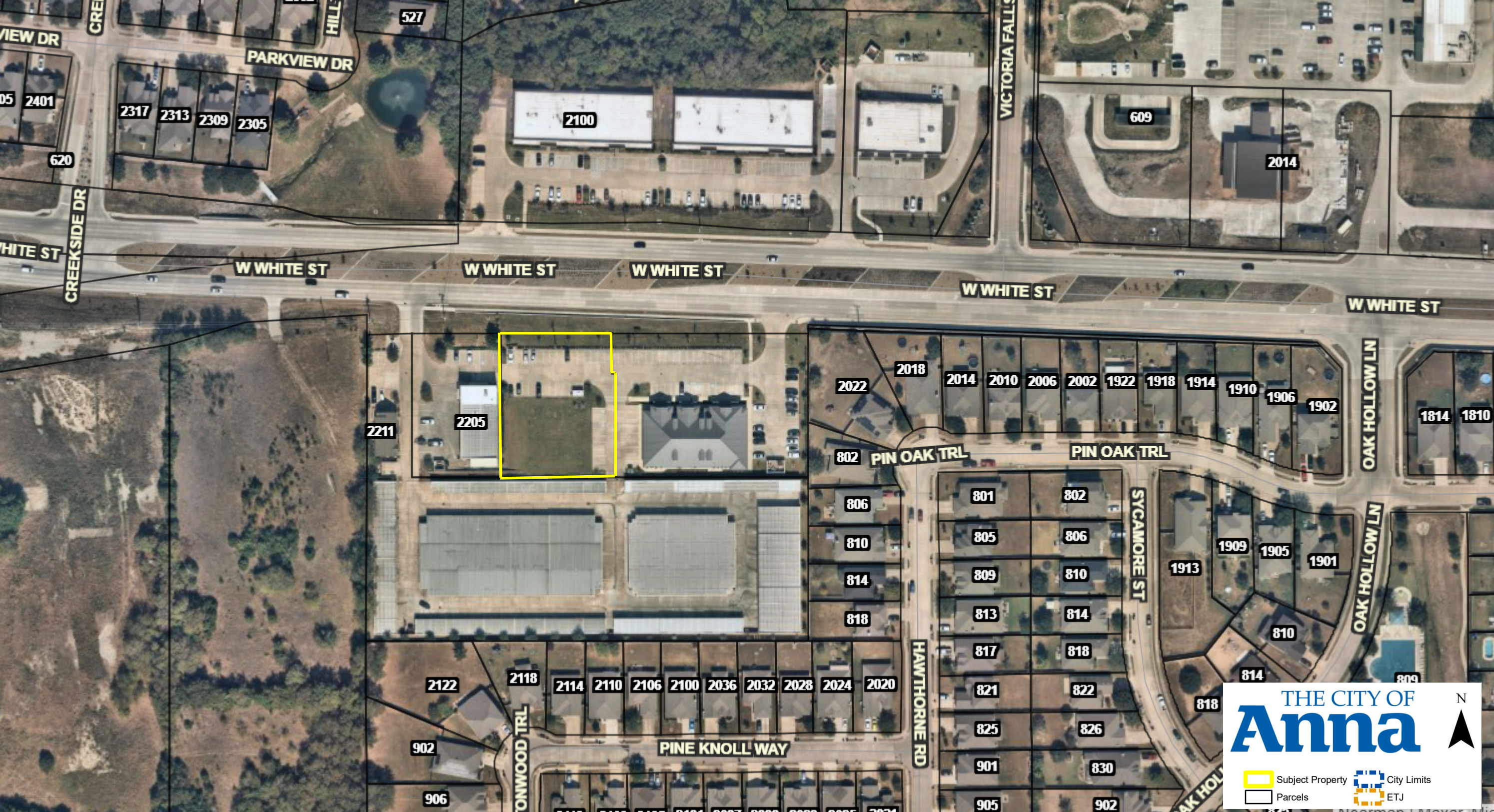
Lots 1R & 2, Block 1
34.890 Acres Situated In The
G. STARK SURVEY ~ ABST. 798
ANNA, COLLIN COUNTY, TEXAS

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

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

November 29, 2021
Project No. SP2021-xxxx

EXHIBIT A



THE CITY OF
Anna

N

Subject Property

City Limits

Parcels

ETJ

CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Site Plan: Advantage Self Storage Addition, Block A, Lot 3R

Applicant: Anna Weston Holdings, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Advantage Self Storage Addition, Block A, Lot 3R, Site Plan.

SUMMARY:

Medical office on one lot on 0.6± acre located on the south side of W. White Street, 934± feet west of Oak Hollow Lane. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No. 547-2011).

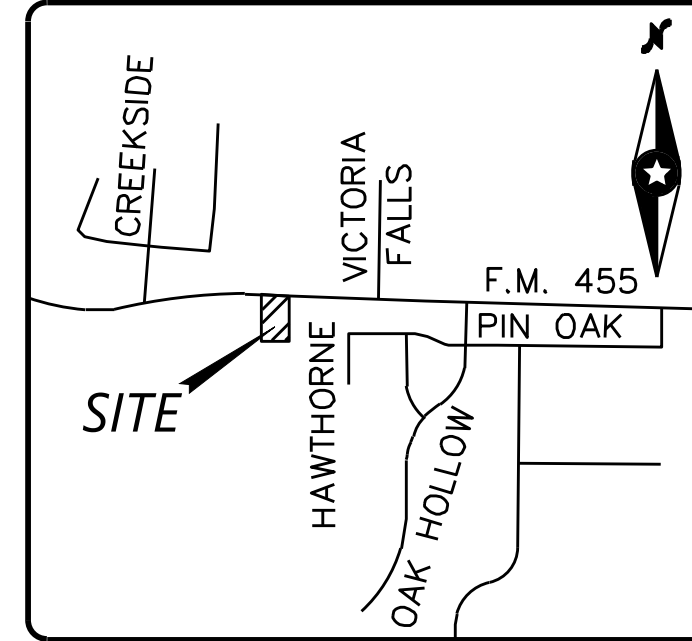
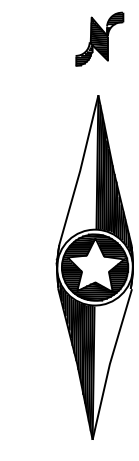
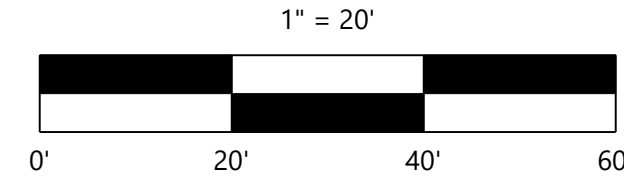
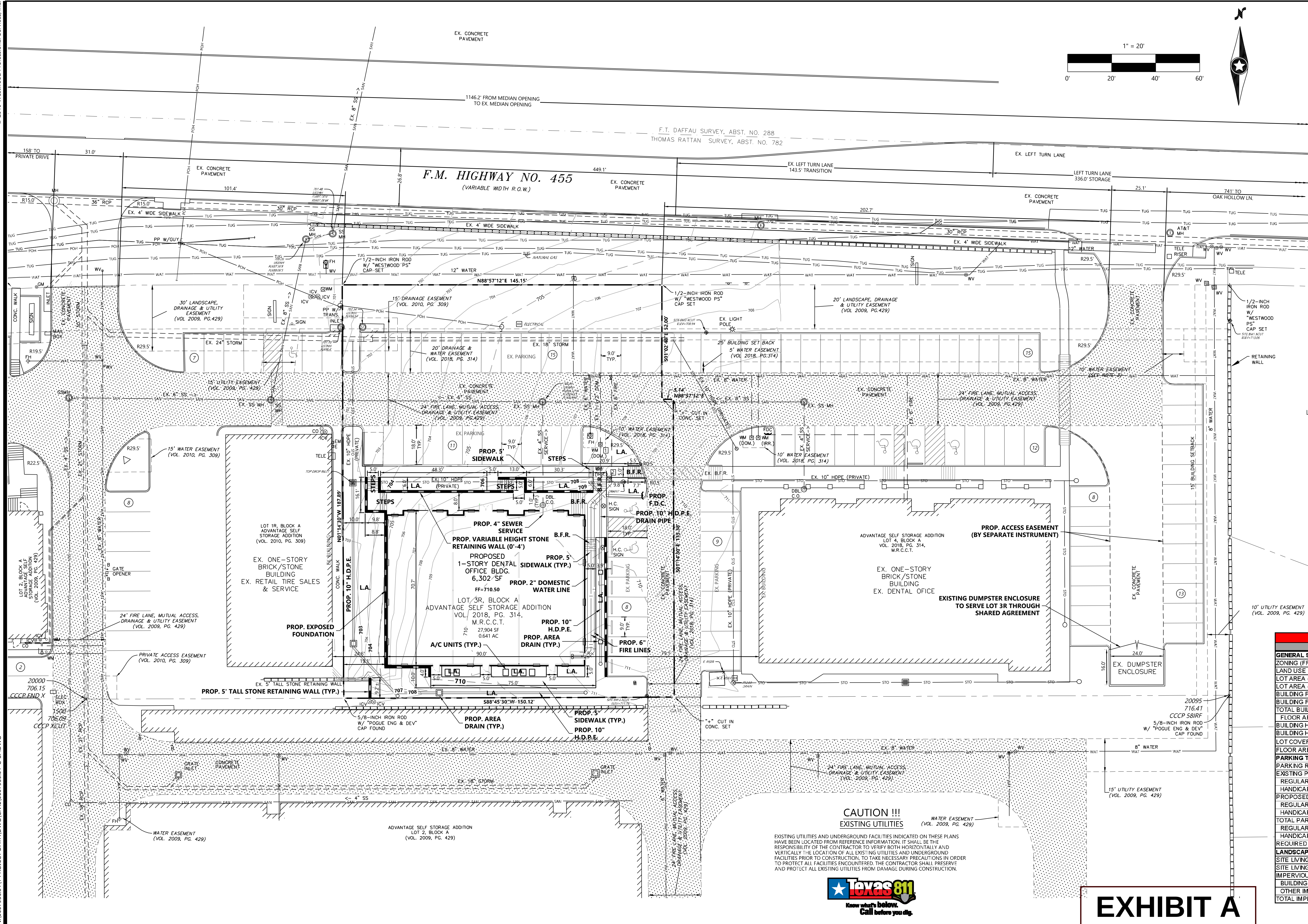
The purpose of the site plan is to show the proposed medical office development site improvements.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

VICINITY MAP
NOT TO SCALE

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SON	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINES
U/G TELE	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
X	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
	EXISTING FIRE LANE
	PARKING COUNT
R	RADIUS
FC	FACE OF CURB
BFR	BARRIER FREE RAMP
TYP.	TYPICAL

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO
BACK OF CURB UNLESS OTHERWISE NOTED.

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
1	DOM.	2"	1 PROP. IN EX. METER CAN	6"
2	IRR.	2"	1 PROP. IN EX. METER CAN	N.A.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 3, BLOCK A
ZONING (FROM ZONING MAP)	PD 367-2008 & 547-2011
LAND USE (FROM ZONING ORDINANCE)	OFFICE / MEDICAL OFFICE
LOT AREA (SQUARE FEET)	27,904
LOT AREA (ACRES)	0.6406
BUILDING FOOTPRINT AREA (SF) - EXISTING	0.0000
BUILDING FOOTPRINT AREA (SF) - PROPOSED	6,300
TOTAL BUILDING AREA (SF)	6,300
FLOOR AREA - OFFICE (MEDICAL/DENTAL/HEALTH)	6,300
BUILDING HEIGHT (#/STORIES)	1
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	30
LOT COVERAGE (%)	22.58%
FLOOR AREA RATIO (X.XX:1)	0.23
PARKING TABULATION	
PARKING RATIO (MEDICAL) (1 SP/200 SF)	32
EXISTING PARKING PROVIDED	34
REGULAR SPACES	32
HANDICAPPED SPACES	2
PROPOSED PARKING	0
REGULAR SPACES	0
HANDICAPPED SPACES	0
TOTAL PARKING (EXISTING + PROPOSED)	34
REGULAR SPACES	32
HANDICAPPED ACCESSIBLE SPACES	2
REQUIRED ACCESSIBLE PARKING	2
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	2,790
SITE LIVING LANDSCAPE PROVIDED (SF)	7,505
IMPERVIOUS AREA TABULATION	
BUILDING FOOTPRINT AREA (SF)	6,300
OTHER IMPERVIOUS AREA (SF)	14,089
TOTAL IMPERVIOUS AREA (SF)	20,389

EXHIBIT A

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 11/05/2021
REVISIONS: _____

PREPARED FOR:

ANNA DENTAL
2101 W WHITE STREET, SUITE 100
CITY OF ANNA, TX 75409
PHONE: 972-924-2452

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: **RLN W. SHELTON P.E.**
P.E. No.: 96877
Date: 11-12-2021
Westwood

ANNA DENTAL, PH 2
CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBPB FIRM REGISTRATION NO. 10079301

SITE PLAN
ADVANTAGE SELF STORAGE ADDITION
LOT 3R, BLOCK A
0.6406 ACRES

CITY OF ANNA, COLLIN COUNTY, TEXAS
THOMAS RATTAN SURVEY, ABST. NO.782

PROJECT NUMBER: 0007930.01

SHEET NUMBER:

1.00

DATE: 11/05/2021



THE CITY OF

Anna

N





Subject Property



Parcels



City Limits



ETJ

CITY OF ANNA
Planning & Zoning Commission

December 6, 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 right-of-way, 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

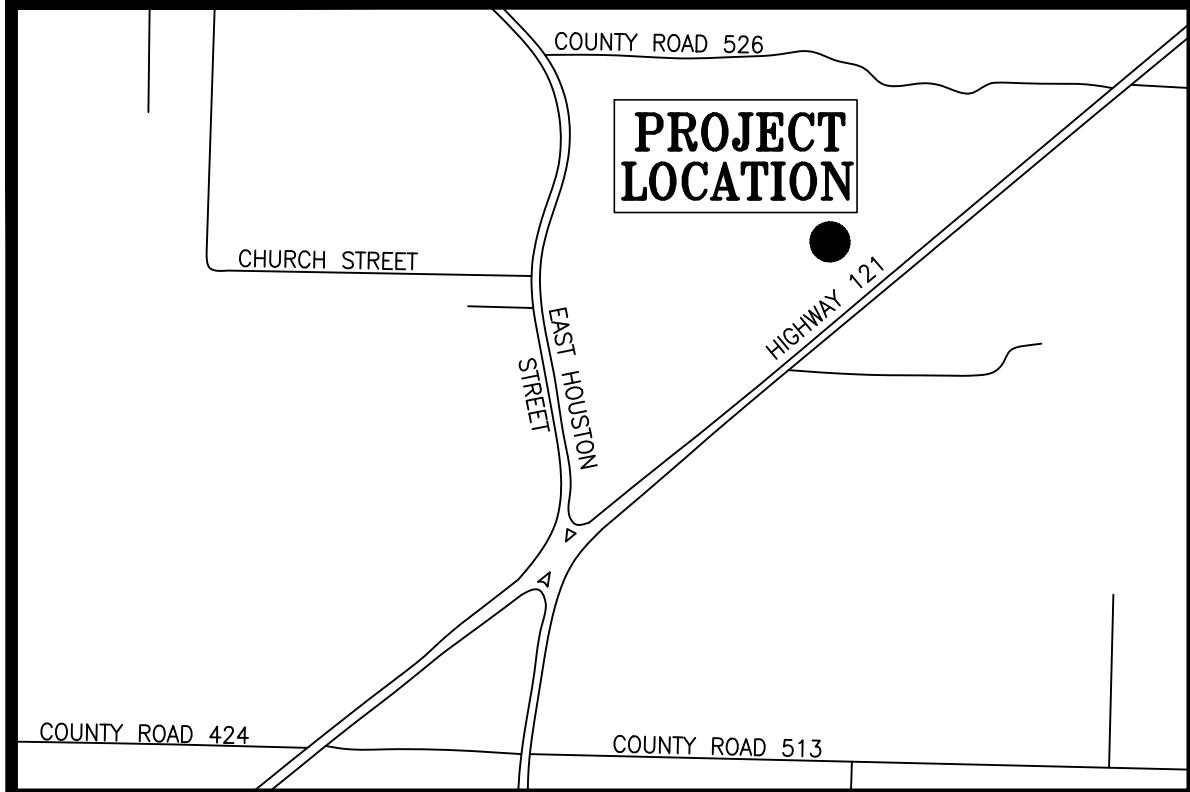
EXHIBIT A

HEALTH DEPARTMENT CERTIFICATION

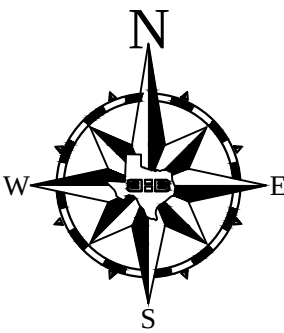
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

By: _____

Printed Name: _____
Designated Representative for Collin County Development Services



Vicinity Map - Not to Scale



GRAPHIC SCALE: 1" = 100 Feet

LEGEND

- CIRF.....Capped 1/2" Iron Rod Found Marked "RPLS 3047"
- CIRF(M).....Capped 1/2" Iron Rod Found Marked "MCCULLAH SURVEYING"
- D.R.C.C.T.....Deed Records, Collin County, Texas
- IRF.....Found 1/2" Iron Rod
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- POB.....Point Of Beginning

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

FLOOD ZONE NOTE

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48085C0180I, Map Revised June 02, 2009.

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	15°07'27"	1387.50'	366.25'	N9°10'32"E
C2	15°06'58"	1372.50'	362.10'	N9°10'47"E
C3	39°09'22"	20.00'	13.67'	N69°32'31"W
C4	90°04'41"	30.00'	47.16'	N45°50'28"E
C5	90°04'41"	54.00'	84.90'	N45°50'28"E
C6	90°00'00"	54.00'	84.82'	S44°07'12"E
C7	33°45'02"	54.00'	31.81'	S17°45'19"W
C8	89°59'51"	30.00'	47.12'	N45°52'52"E
C9	89°54'48"	54.00'	84.74'	S45°50'21"W
C10	90°00'00"	30.00'	47.12'	S45°47'45"W
C11	90°05'03"	54.00'	84.90'	S45°50'17"W
C12	90°00'00"	54.00'	84.82'	N44°07'12"W
C13	90°00'00"	54.00'	84.82'	N45°52'48"E
C14	90°00'00"	54.00'	84.82'	S44°07'12"E
C15	90°00'00"	30.00'	47.12'	S44°07'12"E
C16	87°15'55"	54.00'	82.25'	S45°29'14"E
C17	87°36'52"	30.00'	45.87'	S45°29'14"E
C18	90°05'03"	30.00'	47.17'	N45°50'17"E
C19	90°00'00"	54.00'	84.82'	N45°47'45"E
C20	89°54'48"	30.00'	47.08'	N45°50'21"E
C21	89°59'51"	54.00'	84.82'	S45°52'52"W
C22	19°55'53"	50.00'	17.39'	S80°54'52"W

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C23	64°34'35"	50.00'	56.35'	N76°45'47"W
C24	90°00'00"	30.00'	47.12'	S45°52'48"W
C25	90°00'00"	30.00'	47.12'	N44°07'12"W
C26	90°00'00"	30.00'	47.12'	N45°52'48"E
C27	90°00'00"	30.00'	47.12'	S44°07'12"E
C28	90°00'00"	30.00'	47.12'	S45°52'48"W
C29	90°00'00"	30.00'	47.12'	N44°07'12"W
C30	90°00'00"	30.00'	47.12'	N45°52'48"E
C31	90°00'00"	30.00'	47.12'	S44°07'12"E
C32	90°00'00"	30.00'	47.12'	N45°52'48"E
C33	90°00'00"	30.00'	47.12'	S44°07'12"E
C34	90°00'00"	30.00'	47.12'	S45°52'48"W
C35	90°00'00"	30.00'	47.12'	N44°07'12"W
C36	90°00'00"	30.00'	47.12'	S45°52'48"E
C37	89°54'57"	30.00'	47.08'	N44°09'43"W
C38	90°05'03"	30.00'	47.17'	N45°50'17"E
C39	90°00'00"	30.00'	47.12'	S44°07'12"E
C40	90°00'00"	30.00'	47.12'	N44°07'12"W
C41	90°11'43"	30.00'	47.23'	N45°58'40"E
C42	89°55'19"	30.00'	47.08'	S44°09'32"E
C43	90°04'41"	30.00'	47.16'	S45°50'28"W

Line Table		
Line #	Direction	Length
L1	N16°44'15"E	118.82
L2	N16°44'15"E	123.08
L3	S89°07'20"E	34.08
L4	N0°48'07"E	9.64
L5	S89°07'12"E	43.01
L6	S0°52'48"W	9.75
L7	N0°52'57"E	42.78
L8	N89°12'15"W	35.97
L9	S0°52'48"W	41.33
L10	N0°47'45"E	12.80
L11	S89°12'15"E	35.97
L12	S0°52'57"W	42.78
L13	N0°52'48"E	41.33
L14	S0°52'48"W	41.33
L15	S0°52'48"W	41.00
L16	N0°52'48"E	41.00
L17	S0°52'48"W	41.00
L18	N0°52'48"E	41.00
L19	S89°07'12"E	43.00
L20	S0°48'07"W	9.75
L21	N89°07'12"W	43.01
L22	N0°52'48"E	9.75

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BEING a tract of land situated in the John Chambers Survey, Abstract Number 233, Collin County, Texas, and being all of a tract of land as described by deed to A-Affordable Boat, RV & Mini Storage by Document Number 20210722001479270, Deed Records, Collin County, Texas (DRCC), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a 1/2 inch iron rod found having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7182457.91, Easting: 2593160.85, for the southwest corner of the A-affordable tract, same being the northwest corner of the south remainder of a tract of land described by deed to Anna/121 Land Holdings, LLC by Document Number 20160128000104440, DRCC, and being in the east right-of-way of FM2862 (Houston Street) (a variable width right-of-way);

THENCE with the common line between said FM2862 and the said A-affordable tract and along a curve to the right having a central angle of 15°07'27", a radius of 1387.50 feet, an arc length of 366.25 feet and a chord which bears North 09°10'32" East, a distance of 365.19 feet to a 1/2 inch capped iron rod found stamped "MCCULLAH SURVEYING" (CIRF(M));

THENCE North 09°10'32" East, continuing with said east right-of-way, a distance of 118.82 feet to a 1/2 inch capped iron rod found stamped "RPLS 3047" (CIRF) for the northwest corner of the said A-Affordable tract, same being the southwest corner of the northern remainder of the aforesaid Anna/121 Land Holdings, LLC tract;

THENCE South 89°07'12" East, with the common line between the said A-Affordable tract and the said north remainder tract, a distance of 2501.55 feet to a CIRF having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7182893.855, Easting: 2595754.168 for the northeast corner of the said A-Affordable tract, same being the southeast corner of the said north remainder, and being in the west right-of-way line of State Highway 121 (a variable width right-of-way) as agreed upon by the Final Judgement between State of Texas and ANNA/121 Land Holdings, LLC., as recorded in Document Number 20210125000153030, D.R.C.C.T.;

THENCE South 49°10'04" West, with the common line between the said A-Affordable tract and the west right-of-way line of said State Highway 121, a distance of 714.87 feet to a 1/2 inch iron rod found, being the southeast corner of the said A-Affordable tract, same being the northeast corner of the aforementioned south remainder tract;

THENCE North 89°07'12" West, with the common line of the said south remainder tract of land described by deed to Anna/121 Land Holdings, LLC and the said A-Affordable tract, a distance of 2053.06 feet to the POINT OF BEGINNING and containing 1,089,035 square feet or 25.001 acres of land more or less.

NORTH REMAINDER OF
ANNA/121 LAND HOLDINGS, LLC
(TRACT 2)
DOC. NO. 20160128000104440
D.R.C.C.T.

JOHN CHAMBERS SURVEY
ABSTRACT No. 233

LOT 1, BLOCK A
1081758 Sq.Ft.
24.834 Ac

SAMUEL CRAFT JR. SURVEY
ABSTRACT No. 168

SOUTH REMAINDER OF
ANNA/121 LAND HOLDINGS, LLC
(TRACT 2)
DOC. NO. 20160128000104440
D.R.C.C.T.

THE STATE OF TEXAS V.
ANNA/121 LAND HOLDINGS, LLC
(AGREED FINAL JUDGEMENT)
DOC. NO. 20210125000153030
D.R.C.C.T.

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THAT, A-Affordable Boat RV & Mini Storage, owner does hereby adopt this final plat designating the above described property as LOT 1, BLOCK A, ANNA STORAGE ADDITION, an addition to the City of Anna, Collin County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown.

A-Affordable Boat RV & Mini Storage

By: _____
Authorized Agent

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Before me, the undersigned, a Notary Public for the State of Texas, appeared _____
known to be the person whose name is subscribed hereto.

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

Notary Public

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Anna, Collin County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE
Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 11-09-2021

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
November 09, 2021

FINAL PLAT

LOT 1, BLOCK A

ANNA STORAGE ADDITION

BEING 25.001 ACRES OF LAND SITUATED WITHIN

JOHN CHAMBERS SURVEY, ABSTRACT NO. 233

COLLIN COUNTY, TEXAS

NOVEMBER 2021

BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
ree@bhbnc.com • 817.338.1277 • bnbnc.com
T&PELS Firm #44, #10013300, #1001302,
#10194146



THE CITY OF
Anna

N

Subject Property
City Limits
Parcels
ETJ

CITY OF ANNA
Planning & Zoning Commission
December 6, 2021

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

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

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

SUMMARY:

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

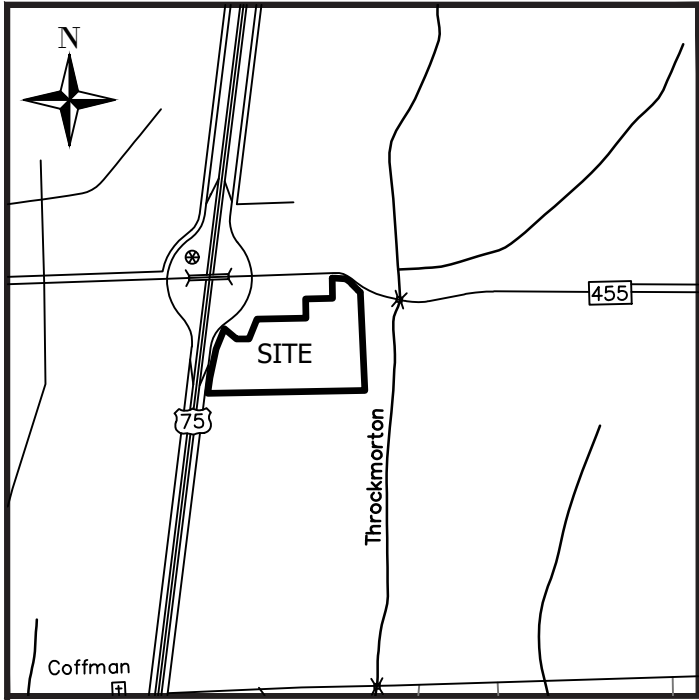
The purpose of the preliminary replat is to subdivide two existing vacant lots into three lots and propose easements necessary for the development of a restaurant on Lot 5.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NOT TO SCALE

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

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

3. Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

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

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

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

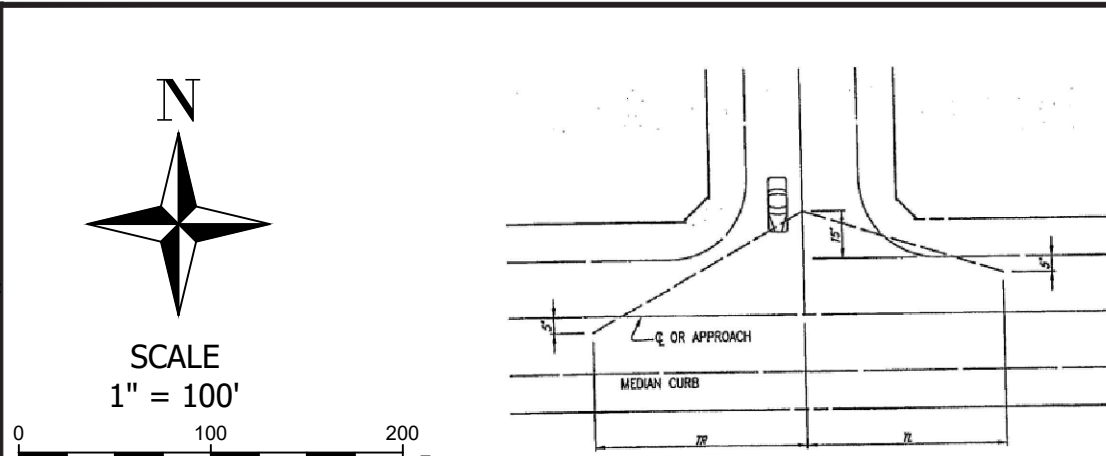
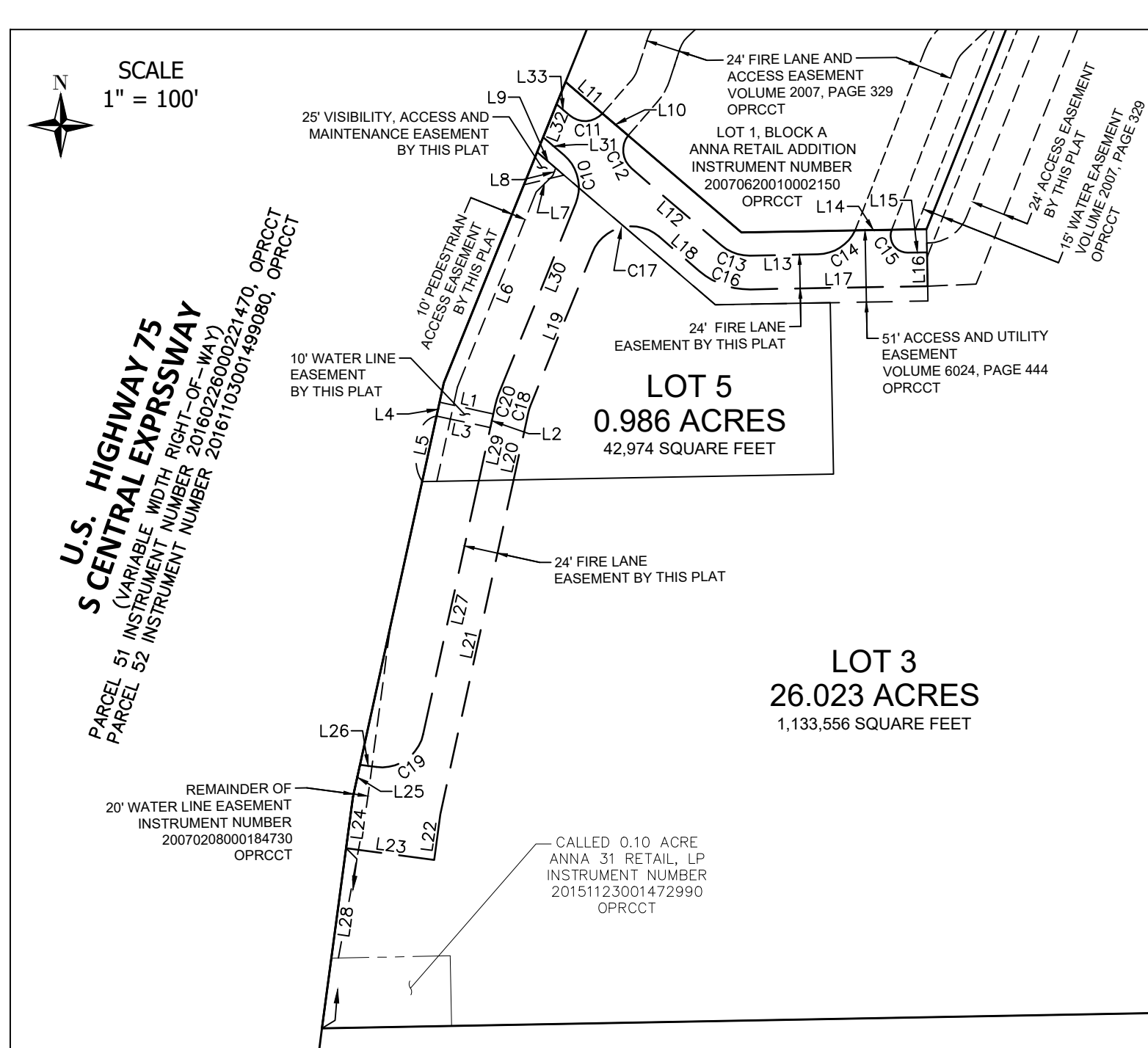
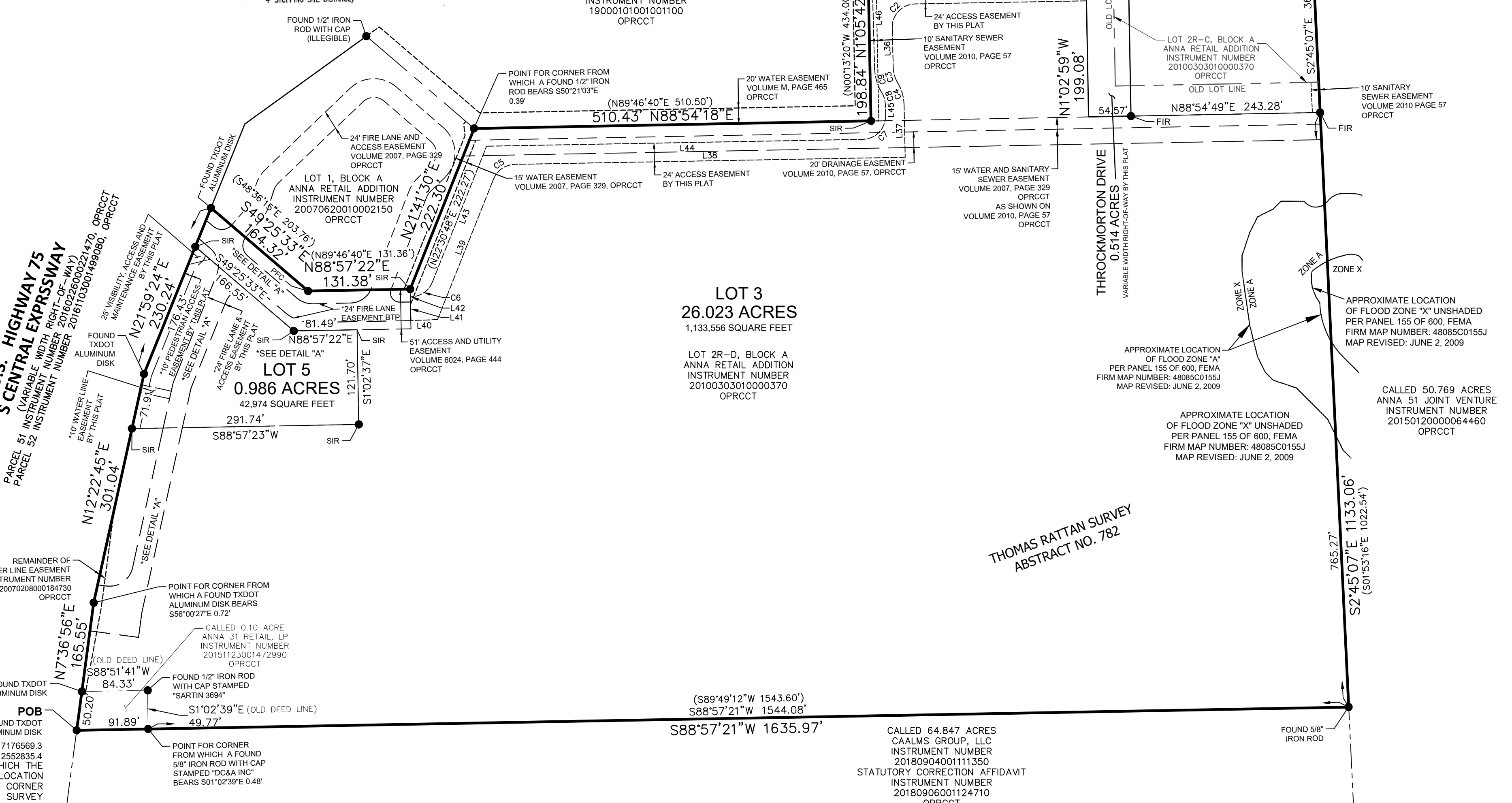


TABLE 9

MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

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

(NOTE: P136, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)



DETAIL "A"

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

LOT 1, BLOCK A
LOVE'S COUNTRY STORE ADDITION
INSTRUMENT NUMBER
19000101001001100
OPRCT

LOT 3
26.023 ACRES
1,133,556 SQUARE FEET

LOT 2R-D, BLOCK A
ANNA RETAIL ADDITION
INSTRUMENT NUMBER
20100303010000370
OPRCT

W. WHITE STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
PARCEL 5C INSTRUMENT NUMBER 2012071800069310, OPRCT
PARCEL 5D INSTRUMENT NUMBER 2012071800068780, OPRCT
VOLUME 372, PAGE 167, OPRCT

POINT FOR CORNER FROM WHICH A FOUND "X" CUT IN CONCRETE BEARS S33°56'04"E 0.59'

20' LANDSCAPE SETBACK VOLUME 2010, PAGE 57 OPRCT

20' LANDSCAPE SETBACK VOLUME 2010, PAGE 57 OPRCT

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APPROXIMATE LOCATION SURVEY LINE

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STATE OF TEXAS
COUNTY OF COLLIN

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

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

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

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

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

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

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

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

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

THENCE North 88 degrees 54 minutes 18 seconds East, with the north line of said Lot 2R-D and the south line of said Lot 2R-A, passing a found 1/2" iron rod with cap stamped "TXHS" at a distance of 130.00 feet, a total distance of 280.00 feet to a found 1/2" iron rod with cap stamped "PRECISE LAND SURV" at the southeast corner of Lot 2R-B, Block A of said Anna Retail Addition;

THENCE North 01 degrees 05 minutes 42 seconds West, with the west line of said Lot 2R-D and the east line of said Lot 2R-B, a distance of 212.76 feet to a point for corner on the south right-of-way line of F.M. Highway 455 (Variable Width Right-of-Way) from which an "X" cut in concrete bears South 33 degrees 56 minutes 04 seconds East, a distance of 0.59 feet, at the beginning of a curve to the right having a radius of 4940.00 feet and a chord bearing South 86 degrees 11 minutes 50 seconds East, a distance of 135.63 feet;

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

ANNA 31 RETAIL, LP
By: _____

Name: David E. Claassen

Title: _____

STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public

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

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

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

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

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Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

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.

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

SITUATED IN THE THOMAS RATTAN SURVEY
ABSTRACT NUMBER 782

CITY OF ANNA
COLLIN COUNTY, TEXAS

PREPARED AUGUST 2021

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

EXHIBIT A

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
T8P615 1019-0022

APRIL 7, 2021

PAGE 1 OF 1



THE CITY OF
Anna

N

Subject Property
City Limits
Parcels
ETJ

CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Site Plan: Anna Retail Addition, Block A, Lot 4

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 4, Site Plan.

SUMMARY:

Restaurant and general office on one lot on 2.1± acres located at the southeast corner of W. White Street and Throckmorton Boulevard. Zoned: C-2 General Commercial.

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

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



To:

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

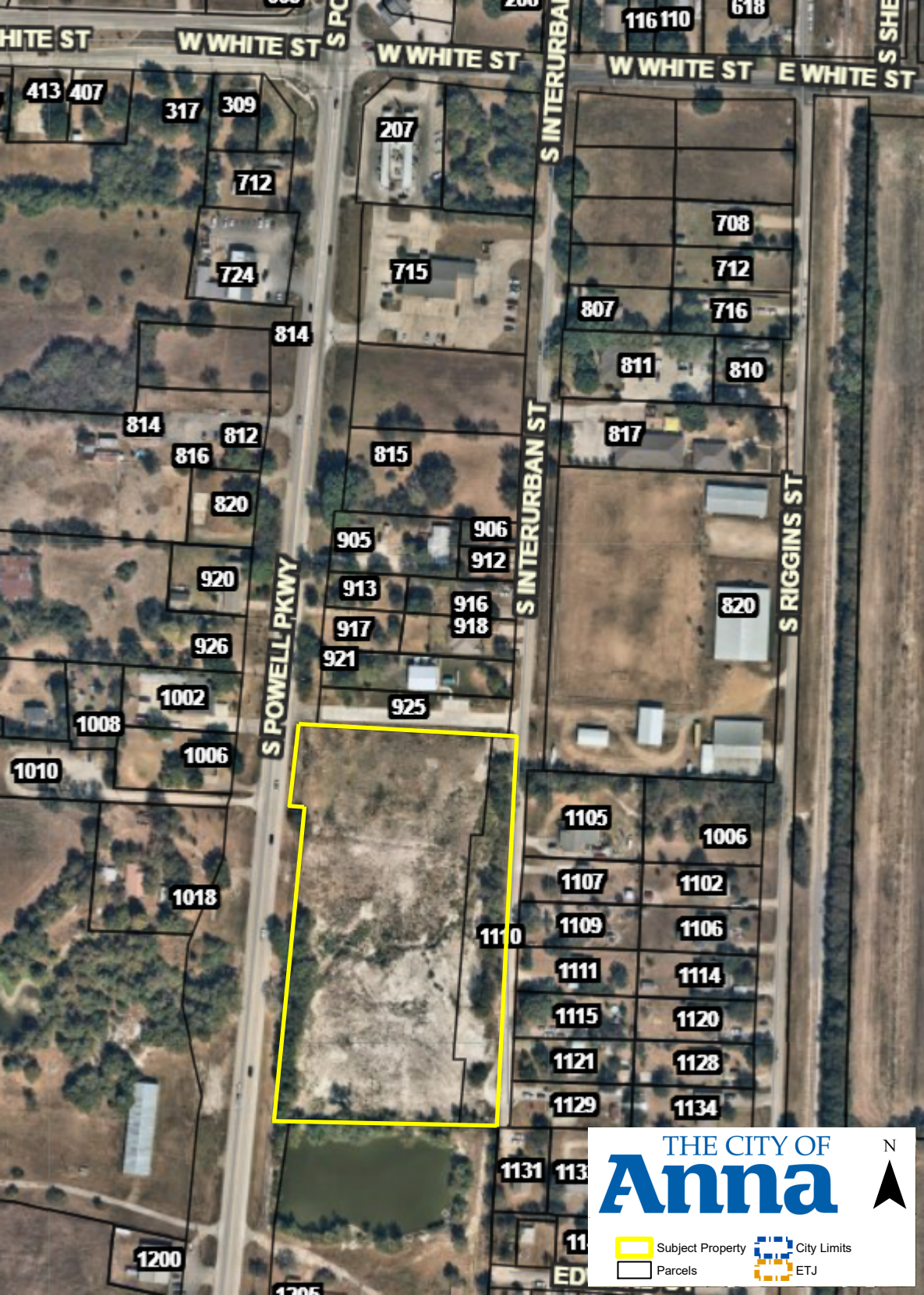
30-Day Extension Request
for the
Lot 4, Block A, Anna Retail Addition

Bluestone Partners would like to request a 30-day extension for the above referenced project and the respective applications.

Please contact me at 979-421-0950 or chibbs@bluestoneres.com should you have any questions or concerns.

Casey Hibbs

chibbs@bluestoneres.com
Bluestone Partners, LLC.



CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Final Plat: Buzz Center Addition, Block A, Lot 1 and 2

Applicant: Dr. Uma Chintapalli

AGENDA ITEM:

Consider/Discuss/Action on a request and recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, Final Plat.

SUMMARY:

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

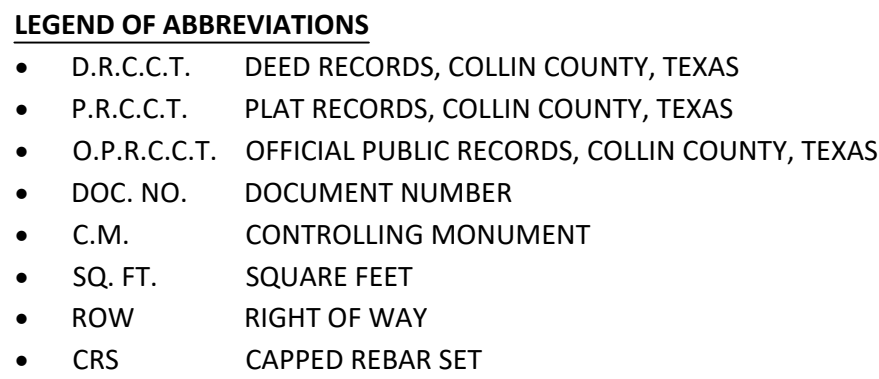
The Final Plat received initial approval by City Council on April 13, 2021. During final civil review of the project site circulation and associated easements were significantly modified due to TXDOT and City of Anna engineering plan approval. Planning staff determined these changes were significant enough to require reapproval of the Final Plat.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit



Line Data Table			Line Data Table			Line Data Table		
Line	Distance	Bearing	Line	Distance	Bearing	Line	Distance	Bearing
L1	38.49'	N51°29'35"E	L34	26.74'	S73°59°09"W	L67	28.23'	N04°14°09"E
L2	19.33'	N45°42°00"E	L35	33.96'	N73°59°09"E	L68	20.67'	S68°50°19"E
L3	16.78'	S78°37°13"E	L36	8.50'	N87°30°00"W	L69	21.60'	S02°30°00"W
L4	32.64'	S87°05°35"E	L37	10.00'	N02°30°00"E	L70	19.50'	S87°30°00"E
L5	18.07'	S66°38°58"E	L38	8.50'	S87°30°00"E	L71	48.11'	S02°30°00"W
L6	25.21'	N42°05°33"E	L39	15.00'	S02°30°00"W	L72	31.90'	S23°33°52"E
L7	57.16'	N85°56°19"E	L40	69.62'	N87°30°00"W	L73	47.07'	S02°30°00"W
L8	47.09'	N43°29°45"E	L41	15.01'	N04°08°19"E	L74	41.23'	N87°08°50"E
L9	23.22'	N57°39°34"E	L42	35.59'	S87°30°00"E	L75	36.35'	N00°06°53"E
L10	20.67'	N18°50°46"E	L43	32.39'	N83°32°51"E	L76	19.32'	N15°39°40"W
L11	25.00'	N44°49°53"E	L43	32.12'	S03°32°51"E	L77	12.05'	N27°51°02"W
L12	24.27'	N18°54°12"E	L44	15.00'	S86°27°09"E	L78	8.09'	N19°08°10"W
L13	66.33'	N24°21°44"E	L45	32.12'	S03°32°51"W	L79	21.29'	N15°24°22"W
L14	0.33'	S02°30°00"W	L46	18.60'	S87°30°00"E	L80	10.41'	N04°05°46"E
L15	12.33'	S01°38°13"W	L47	10.00'	S02°30°00"W	L81	48.77'	N04°11°03"E
L16	2.88'	S87°30°00"E	L48	67.93'	N87°30°00"W	L82	8.47'	N03°35°40"E
L17	2.88'	N87°30°00"E	L49	4.42'	N86°59°30"W			
L18	1.98'	S89°12°17"E	L49	10.00'	N04°08°19"E			
L19	24.04'	N04°09°09"E	L50	67.65'	S87°30°00"E			
L20	31.90'	N23°33°52"W	L51	5.00'	N02°30°00"E			
L21	127.87'	N02°30°00"E	L52	4.26'	S86°59°30"E			
L22	29.04'	N87°30°00"W	L53	10.00'	S87°30°00"E			
L23	4.00'	N87°30°00"W	L54	10.00'	S02°30°00"W			
L24	24.00'	N02°13°52"E	L55	9.03'	N87°30°00"W			
L25	33.16'	S87°30°00"E	L56	10.94'	N88°15°40"W			
L26	63.54'	S87°30°00"E	L57	10.00'	N01°44°20"E			
L27	20.00'	S02°30°00"W	L58	4.30'	S88°15°40"E			
L28	63.45'	N87°30°00"W	L59	6.11'	N02°30°00"E			
L29	6.67'	S02°30°00"W	L59	31.90'	N23°33°52"W			
L30	10.00'	N87°30°00"W	L60	15.69'	N04°09°09"E			
L31	13.48'	N02°30°00"E	L61	67.95'	S68°50°19"E			
L32	46.49'	N47°30°00"E	L62	15.83'	S02°30°00"W			
L33	46.49'	S47°30°00"W	L63	68.43'	N68°50°19"W			

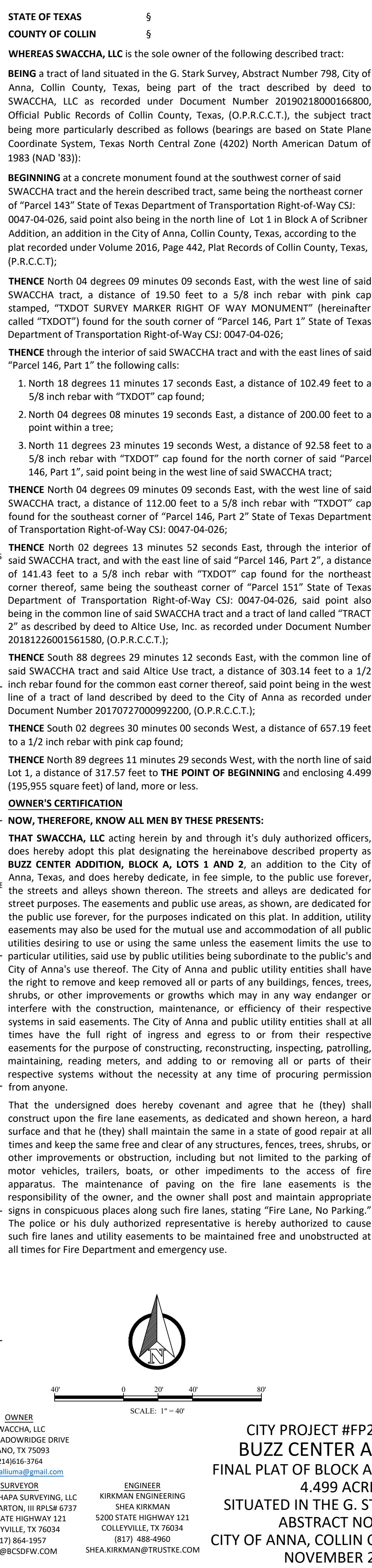
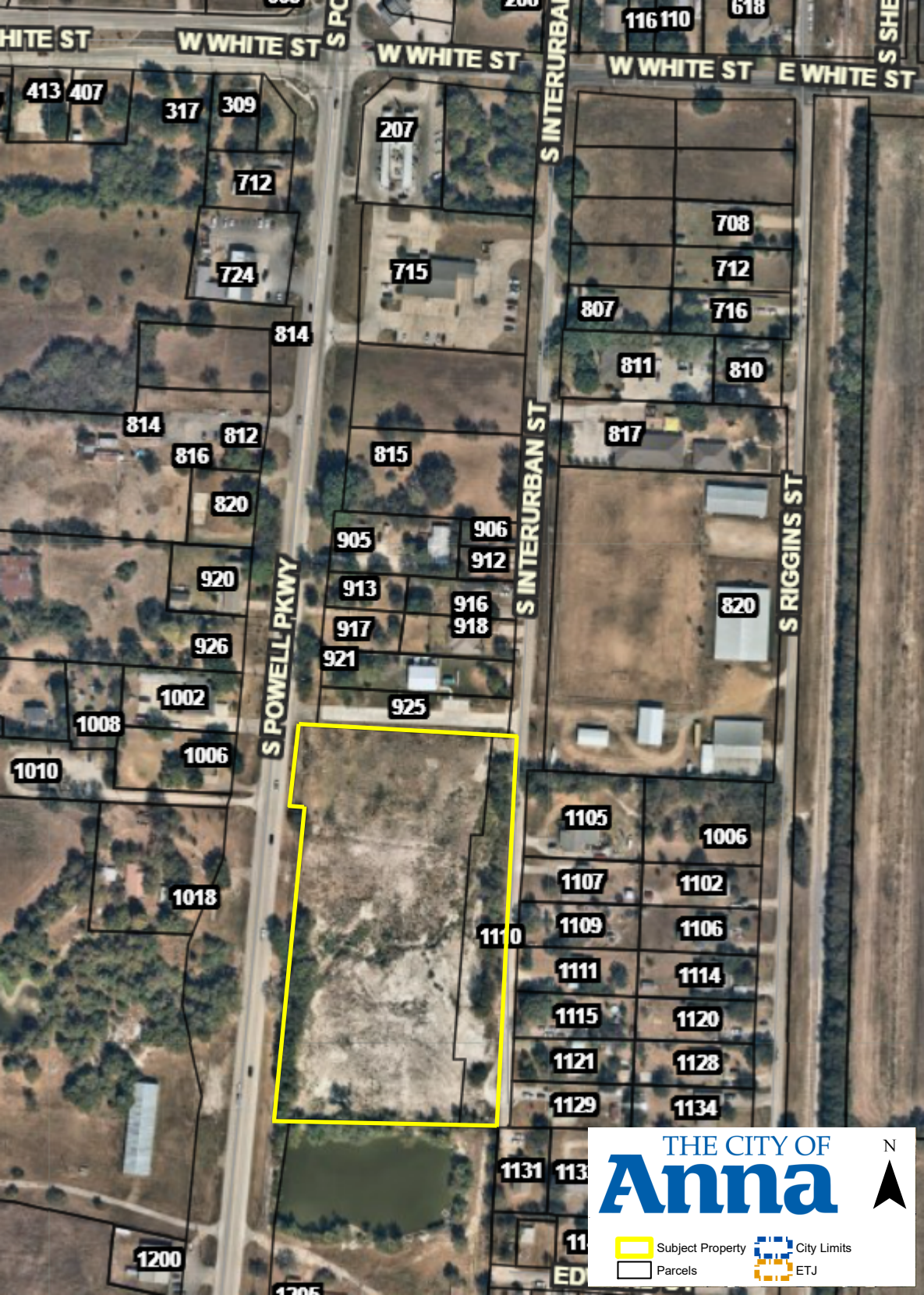


EXHIBIT A

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0160I, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Per the City of Anna Subdivision Ordinance. Prior to the filing of the Plat with Collin County a Park Land Dedication fee of \$600 is required to be paid to the City of Anna.
5. Final Plat updated per final civil review.

CITY PROJECT #FP2021-0002
BUZZ CENTER ADDITION
FINAL PLAT OF BLOCK A, LOTS 1 AND 2
4.499 ACRES
SITUATED IN THE G. STARK SURVEY
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
NOVEMBER 2021



THE CITY OF

Anna

N

Subject Property

City Limits

Parcels

ETJ

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

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

Applicant: Dr. Uma Chintapalli

AGENDA ITEM:

Consider/Discuss/Action on a request and recommendation regarding the Buzz Center Addition, Block A, Lot 1 and 2, Site Plan.

SUMMARY:

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

The Site Plan received initial approval by City Council on April 13, 2021. During final civil review of the project the proposed site circulation and associated easements were significantly modified due to TXDOT and City of Anna engineering plan approval. Planning staff determined these changes were significant enough to require reapproval of the Site Plan.

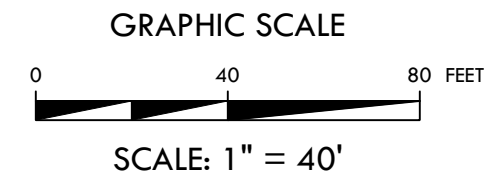
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

FILENAME: C3.0 SITE PLAN HIT19001.dwg
FULL PATH: K:\Jobs\Hit19001 - Production\Drawings\03 ENGR\03 - Production\C3.0 SITE PLAN HIT19001.dwg



- SITE PLAN NOTES:**
1. RESTAURANT WILL NOT OFFER A DRIVE-THRU AND WILL BE PROHIBITED FOR LOT 1.
 2. SIX-FOOT MASONRY SCREENING WALL, FOR DUMPSTER, TO MATCH SIX-FOOT SCREENING AT SOUTHERN BOUNDARY
 3. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED WITHIN VISIBILITY TRIANGLES.

- LAYOUT & DIMENSIONAL CONTROL NOTES:**
1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
 2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
 3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

FLOODPLAIN NOTE:
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP
 NO. 48085C0160J DATED JUNE 6, 2009 PREPARED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR
 COLLIN COUNTY, TEXAS THIS PROPERTY IS WITHIN ZONE X.

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

ELEVATION = 697.37' (NAVD '88)

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

ELEVATION = 697.02' (NAVD '88)

LOT 1, BLOCK A	
EXISTING ZONING	C-1
LOT AREA (SF) / (ACRES)	72,711 / 1.669
TOTAL BUILDING AREA (SF)	14,885
DOCTOR'S OFFICE (SF)	2,000
RESTAURANT (SF)	2,100
RETAIL (SF)	10,785
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	20.5% / 0.205:1

LOT 1, BLOCK A	
DOCTOR'S OFFICE PARKING REQUIREMENT	5 SPACE PER 1000 SF
RETAIL PARKING REQUIREMENT	4 SPACE PER 1000 SF
RESTAURANT PARKING REQUIREMENT	10 SPACE PER 1000 SF
PORTION OF BUILDING DOCTOR'S OFFICE	13.4% / 2,000 SF
PORTION OF BUILDING RETAIL	69.7% / 10,785 SF
PORTION OF BUILDING RESTAURANT	13.4% / 2,100 SF
DOCTOR'S OFFICE PARKING SPACES REQUIRED	10 SPACES
RETAIL PARKING SPACES REQUIRED	44 SPACES
RESTAURANT PARKING SPACES REQUIRED	21 SPACES
TOTAL PARKING SPACES REQUIRED	75 SPACES
TOTAL PARKING SPACES PROVIDED	75 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)

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

BUZZ CENTER ADDITION
4.567 ACRES
LOT 1 & 2, BLOCK A
GRANDSTON STARK SURVEY
(ABS. NO. 798)
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE: 11/22/2021

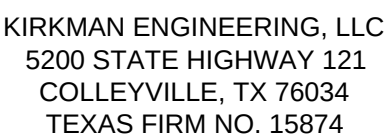
<u>OWNER/APPLICANT</u>	<u>LANDSCAPE ARCHITECT</u>
SWACCHA, LLC 4615 MEADOW RIDGE DR. PLANO, TEXAS 75093 PH: (214)616-3764 CONTACT: DR. UMA CHINTAPALLI	LONDON LANDSCAPES P O BOX 28 COLLINSVILLE, TEXAS 76233 PH: (972)800-0676 CONTACT: AMY LONDON, RPLS
<u>ENGINEER</u>	<u>SURVEYOR</u>
KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEGEVILLE, TX 76034 PH: 817-488-4966 CONTACT: PACTRICK FILON, PE	BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEGEVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS



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

ANNA BUZZ CENTER

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

[illegible]

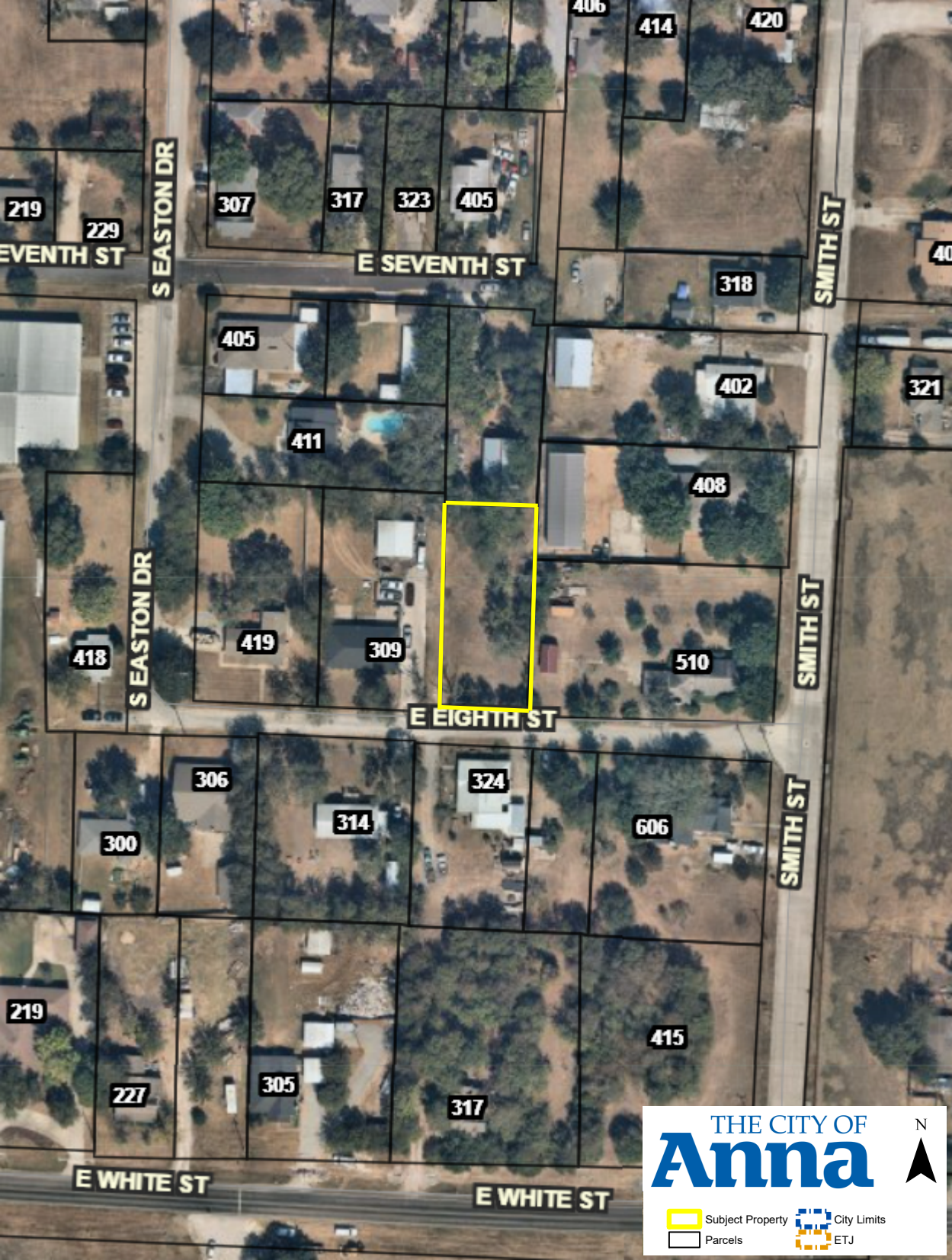
JOB NUMBER: HIT19001

ISSUE DATE: 11/22/2021

SITE PLAN

SHEET:

C3.0



THE CITY OF
Anna

N

Subject Property
City Limits
Parcels
ETJ

CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Final Plat: Clementine Addition, Block A, Lot 1

Applicant: Scott Barnett

AGENDA ITEM:

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

SUMMARY:

Vacant lot on 0.4± acre located on the north side of Eighth Street, 235± feet east of Easton Street. Zoned: SF-1 Single-Family Residential.

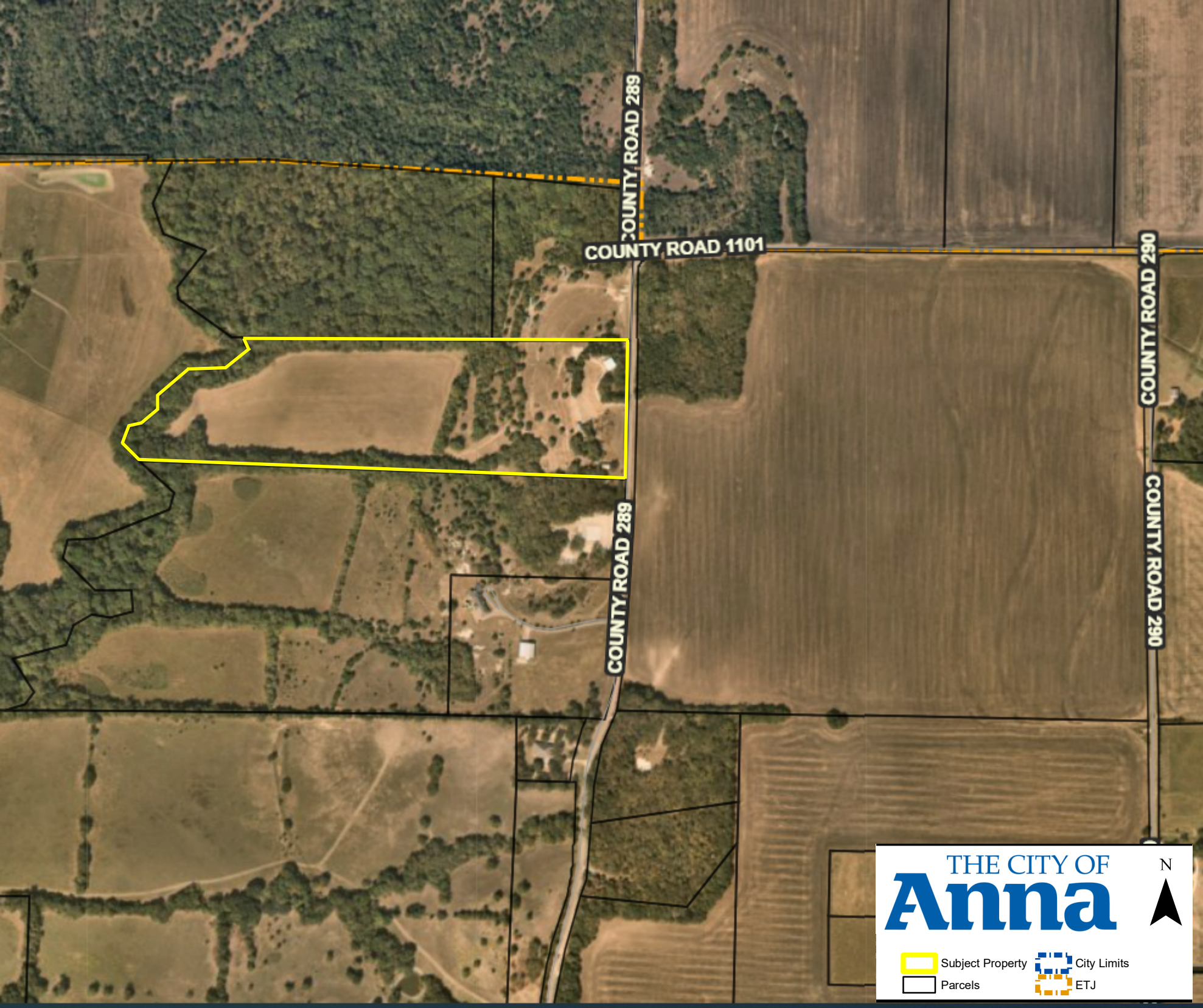
The purpose of the final plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for future development.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



COUNTY ROAD 289

COUNTY ROAD 1101

COUNTY ROAD 290

COUNTY ROAD 289

COUNTY ROAD 290

THE CITY OF
Anna



-  Subject Property
-  City Limits
-  Parcels
-  ETJ

CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Development Plat: Deer Springs Estates, Block A, Lot 1

Applicant: Shawn & Latricia Smith

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Deer Springs Estates, Block A, Lot 1, Development Plat.

SUMMARY:

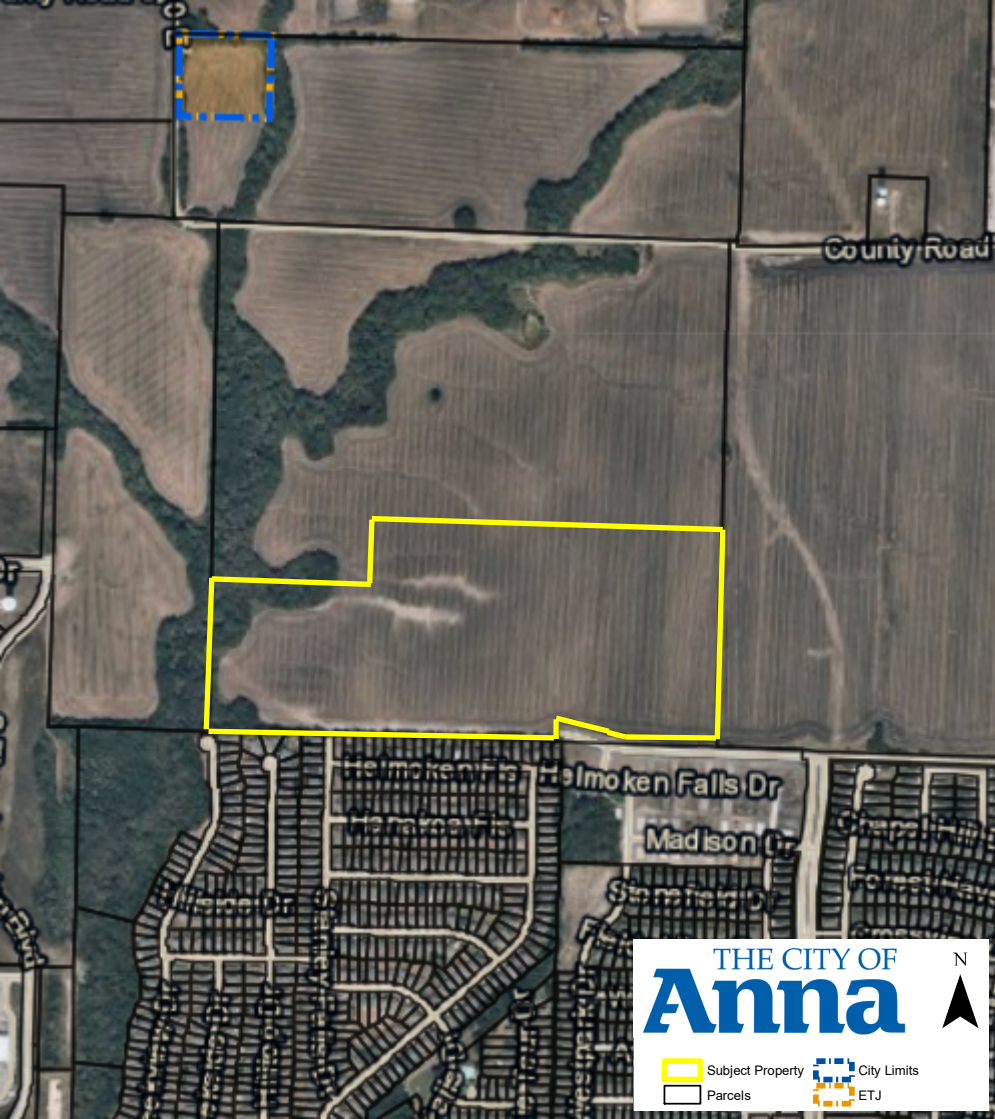
Single-family residence on one lot on 25.2± acres located on the west side of County Road 289, 379± feet south of County Road 1101. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit



County Road

Helmoken Falls
Helmoken Falls

Helmoken Falls Dr

Madison Dr

Sanford Dr

THE CITY OF
Anna

N



Subject Property



Parcels



City Limits



ETJ

CITY OF ANNA
Planning & Zoning Commission
December 6, 2021
Final Plat: Meadow Vista, Phase 1
Applicant: Bloomfield Homes, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Meadow Vista, Phase 1, Final Plat.

SUMMARY:

267 single-family residential lots and 5 common area lots on 65.3± acres located on the north side of Hackberry Drive, 1,300± feet west of Ferguson Parkway. Zoned: Planned Development-Single-Family Residential District (PD-SF-60) (Ord. No. 839-2019).

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



CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Final Plat: Parmore - Anna, Block A, Lot 1

Applicant: Joe Fraccaro, Kimley-Horn

AGENDA ITEM:

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

SUMMARY:

Multiple-family residences on one lot on 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way. Zoned: Planned Development-Multiple-Family – High Density (PD-MF-2) (Ord. No. 942-2021).

The purpose of the final plat is to dedicate easements necessary for the proposed senior living 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



CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Site Plan: Parmore - Anna, Block A, Lot 1

Applicant: Joe Fraccaro, Kimley-Horn

AGENDA ITEM:

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

SUMMARY:

Multiple-family residences on one lot on 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way. Zoned: Planned Development-Multiple-Family – High Density (PD-MF-2) (Ord. No. 942-2021).

The purpose of the site plan is to show the proposed senior living development 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

IMAGES: AS SHOWN, 1/8" = 1'-0", 1/4" = 3'-0", 1/2" = 6'-0", 3/4" = 9'-0", 1" = 12'-0", 1 1/4" = 15'-0", 1 1/2" = 18'-0", 1 3/4" = 21'-0", 2" = 24'-0", 2 1/4" = 27'-0", 2 1/2" = 30'-0", 2 3/4" = 33'-0", 3" = 36'-0", 3 1/4" = 39'-0", 3 1/2" = 42'-0", 3 3/4" = 45'-0", 4" = 48'-0", 4 1/4" = 51'-0", 4 1/2" = 54'-0", 4 3/4" = 57'-0", 5" = 60'-0", 5 1/4" = 63'-0", 5 1/2" = 66'-0", 5 3/4" = 69'-0", 6" = 72'-0", 6 1/4" = 75'-0", 6 1/2" = 78'-0", 6 3/4" = 81'-0", 7" = 84'-0", 7 1/4" = 87'-0", 7 1/2" = 90'-0", 7 3/4" = 93'-0", 8" = 96'-0", 8 1/4" = 99'-0", 8 1/2" = 102'-0", 8 3/4" = 105'-0", 9" = 108'-0", 9 1/4" = 111'-0", 9 1/2" = 114'-0", 9 3/4" = 117'-0", 10" = 120'-0", 10 1/4" = 123'-0", 10 1/2" = 126'-0", 10 3/4" = 129'-0", 11" = 132'-0", 11 1/4" = 135'-0", 11 1/2" = 138'-0", 11 3/4" = 141'-0", 12" = 144'-0", 12 1/4" = 147'-0", 12 1/2" = 150'-0", 12 3/4" = 153'-0", 13" = 156'-0", 13 1/4" = 159'-0", 13 1/2" = 162'-0", 13 3/4" = 165'-0", 14" = 168'-0", 14 1/4" = 171'-0", 14 1/2" = 174'-0", 14 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512

COUNTY ROAD 512

COUNTY ROAD 512 - COUNTY ROAD 512

COUNTY ROAD 505

COUNTY ROAD 505

TRAILS END LN - TRAILS END LN

TRAILS END LN

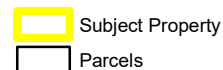
COUNTY ROAD 506

COUNTY ROAD 505

FOREST CREEK

THE CITY OF
Anna

N



CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Development Plat: Senter Estates, Block A, Lot 1

Applicant: Denise Senter & Brett Kilpatrick

AGENDA ITEM:

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

SUMMARY:

Single-family residence on one lot on 19.7± acres located at the northwest corner of County Road 505 and Trails End Lane. Located within the Extraterritorial Jurisdiction (ETJ).

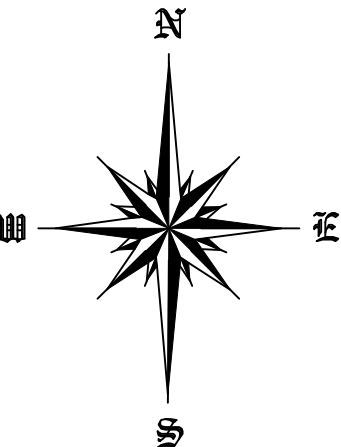
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



NORTH
SCALE 1" = 60'

- LEGEND
- C.M. = CONTROLLING MONUMENT
 - CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 - CIRF = CAPPED 1/2" IRON ROD FOUND STAMPED (OWENS)
 - IRF = IRON ROD FOUND
 - = AC UNIT
 - ⊙ = AEROBIC SPRINKLER
 - = FENCE POST
 - = LATHE
 - = MAILBOX
 - ⊙ = POWER POLE
 - ◆ = SIGN
 - = SEPTIC CLEANOUT
 - ⊙ = SEPTIC TANK LID
 - = TELEPHONE BOX

CALLLED 10.00 ACRES
JOHNNY DALE WHITE
C.C. NO. 2016025001444280
O.P.R.C.C.T.

CALLLED 10.00 ACRES
DIANNE RENEE BECKWITH
VOLUME 5156, PAGE 466
D.R.C.C.T.

CALLLED 10.469 ACRES
STEPHEN GLENN LINVILLE
C.C. NO. 92-0012649
O.P.R.C.C.T.

LEGAL DESCRIPTION

BEING a tract of land situated in the W.W. Roberts Survey, Abstract No. 785 of Collin County, Texas and being all of the called 9.771 acres tract of land as conveyed to Denise P. Senter and recorded in Volume 5990, Page 4421 of the Deed Records of Collin County, Texas, and also being all of a called 10.000 acre tract of land as conveyed to Denise P. Senter and recorded in Volume 5995, Page 7572 of the Deed Records of Collin County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING in County Road 505 at a Mag Nail set for the northeast corner of the called 9.771 acres tract of land and said Mag Nail being the southeast corner of a called 10.000 acre tract of land as conveyed to Dianne Renee Beckwith and recorded in Volume 5156, Page 466 of the Deed Records of Collin County, Texas, and said Mag Nail being in the west line of a called 10.469 acre tract of land conveyed to Stephen Glenn Linnville in County Clerk Document No. 92-0012649 of the Official Public Records of Collin County, Texas;

THENCE S 00°23'57" W with County Road 505, a distance of 776.12' to a 1/2" Iron Rod found for the southeast corner of the called 10.000 acre Senter tract of land, and said iron rod being an ell corner of a called 10.000 acre tract of land as conveyed to Stephen Glenn Linnville in County Clerk Document No. 92-0012766 of the Official Public Records of Collin County, Texas;

THENCE S 89°44'58" W along the south line of the called 10.000 acre Senter tract of land a distance of 1103.43' to a 1/2" iron rod found for the southwest corner of the called 10.000 acre Senter tract of land and said iron rod also being the southeast corner of a called 101.585 acre tract of land as conveyed to the Chin J. Chang & Wanda Chang Family Limited Partnership and recorded in County Clerk NO. 20160510000568750 of the Official Public Records of Collin County, Texas;

THENCE N 00°06'44" E with the east line of the called 101.585 acre tract of land a distance of 391.78' to a 1/2" iron rod found for the northwest corner of the called 10.000 acre Senter tract of land and said iron rod being the southwest corner of the called 9.771 acre Senter tract of land;

THENCE N 00°07'14" E continuing along the east line of the called 101.585 acre tract of land a distance of 386.46' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of the called 9.771 acre Senter tract of land and said iron rod also being the southwest corner of a called 10.000 acre tract of land as conveyed to Johnny Dale White and recorded in County Clerk No. 2016025001444280 of the Official Public Records of Collin County, Texas;

THENCE N 89°51'39" E along the north line of the called 9.771 acre Senter tract of land a distance of 1107.25' to the POINT OF BEGINNING, and containing 859,027 Square Feet or 19.721 acres of land.

I, DAVID J. SURDUKAN, 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 personal supervision.

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



CERTIFICATE OF APPROVAL

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

(Mayor)

City Secretary

CALLLED 9.771 ACRES
DENISE P. SENTER
VOLUME 5990, PAGE 4421
D.R.C.C.T.

19.721 ACRES
859,027 SQ. FT.
LOT 1
BLOCK A

CALLLED 10.000 ACRES
DENISE P. SENTER
VOLUME 5995, PAGE 7572
D.R.C.C.T.

CALLLED 101.585 ACRES
CHIN J. CHANG & WANDA CHANG
FAMILY LIMITED PARTNERSHIP
C.C. NO. 20160510000568750
O.P.R.C.C.T.

CALLLED 10.000 ACRES
STEPHEN GLENN LINVILLE
C.C. NO. 96-0012766
O.P.R.C.C.T.

CALLLED 5.00 ACRES
DEANNA MAXWELL &
DENISE SENTER & GENE SENTER
C.C. NO. 20200228000288010
O.P.R.C.C.T.

CALLLED 7.00 ACRES
JOHN L. ARMSTRONG
C.C. NO. 20171114001515970
O.P.R.C.C.T.

TRACT 1
NORTH VIEW ACRES
CABINET P. SLIDE 773
P.R.C.C.T.

CALLLED 10.001 ACRES
JOSEPH L. & RHONDA R
MCUTCHEEN
C.C. NO. 20160610000687540
O.P.R.C.C.T.

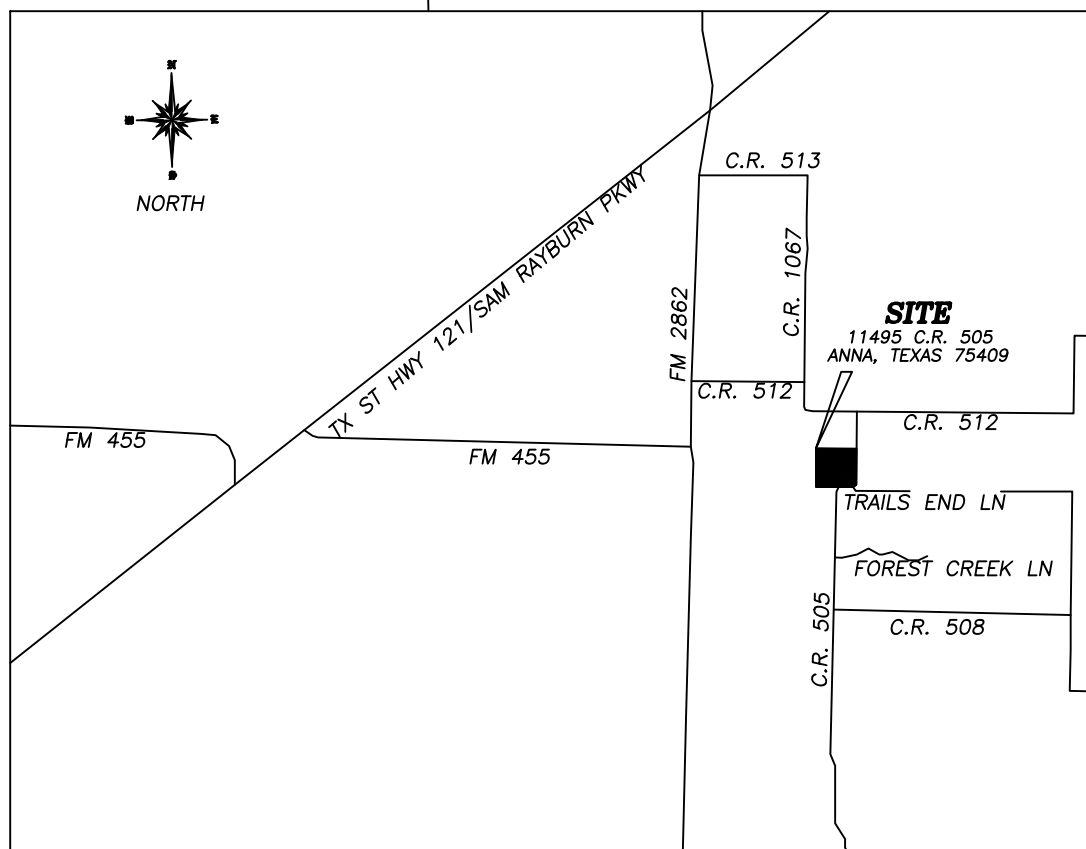
30' ROW DEDICATE
CABINET P. SLIDE 773
P.R.C.C.T.

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2021, Surdukan Surveying, Inc.
- The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
- The original copy will have original signatures, stamp seal and an impression seal.
- 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.
- Water service to this site is provided by Westminister Special Utility District.
- Sanitary Sewer will be provided by an approved onsite OSSF - permits through Collin County.
- Gas will be Liquid propane.
- Electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private trash company.
- New residential and Commercial development will be required to adhere to the Collin County Floodplain Management Regulations. A flood study and subsequent FEMA map changes may be required for future development of this lot.

FLOOD NOTE

This property is designated to be within Zone X (unshaded) according to the Flood Insurance Rate Maps, Panel No. 48085C0180J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency and shown graphically on the survey.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT PLAT
SENTER ESTATES
BLOCK A, LOT 1
BEING 19.721 ACRES OUT OF THE
W.W. ROBERTS SURVEY
ABSTRACT NO. 785
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
DENISE SENTER/BRETT KILPATRICK
11495 C.R. 505
ANNA, TEXAS 75409
(847) 373-5443

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

SCALE 1" = 60'

DATE: NOVEMBER 8, 2021

JOB No. 2021-74



CITY OF ANNA
Planning & Zoning Commission
December 6, 2021

Replat: Avery Pointe Commercial, Block A, Lots 1R, 2R, & 3

Applicant: Anna 455 Commercial, LLC & Retail Buildings Inc.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lots 1R, 2R, & 3, Replat.

SUMMARY:

Two vacant lots on Lot 1R & Lot 3 and restaurant and grocery store on Lot 2R on 7.4± acres located at the northeast corner of W. White Street and S. Ferguson Parkway. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, and 179-2005).

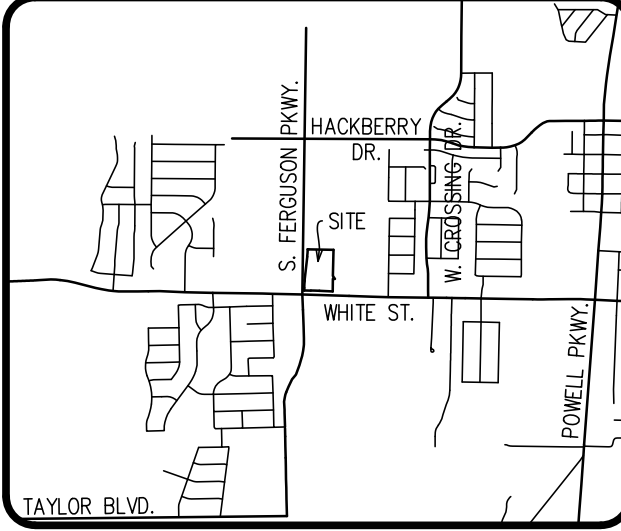
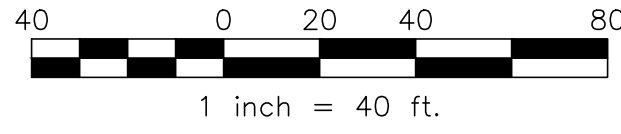
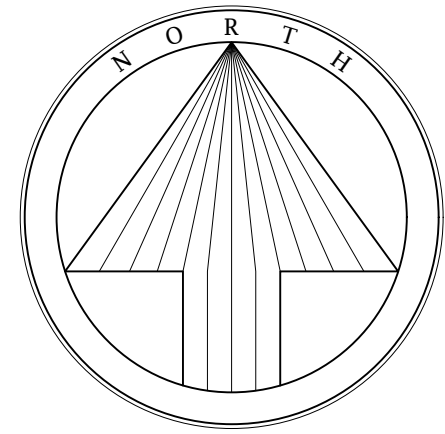
The purpose of the replat is to subdivide Lot 1R into two lots, dedicate lot and block boundaries, and dedicate easements necessary for the development of a Braum's restaurant and grocery store on Lot 2R.

RECOMMENDATION:

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

ATTACHMENTS:

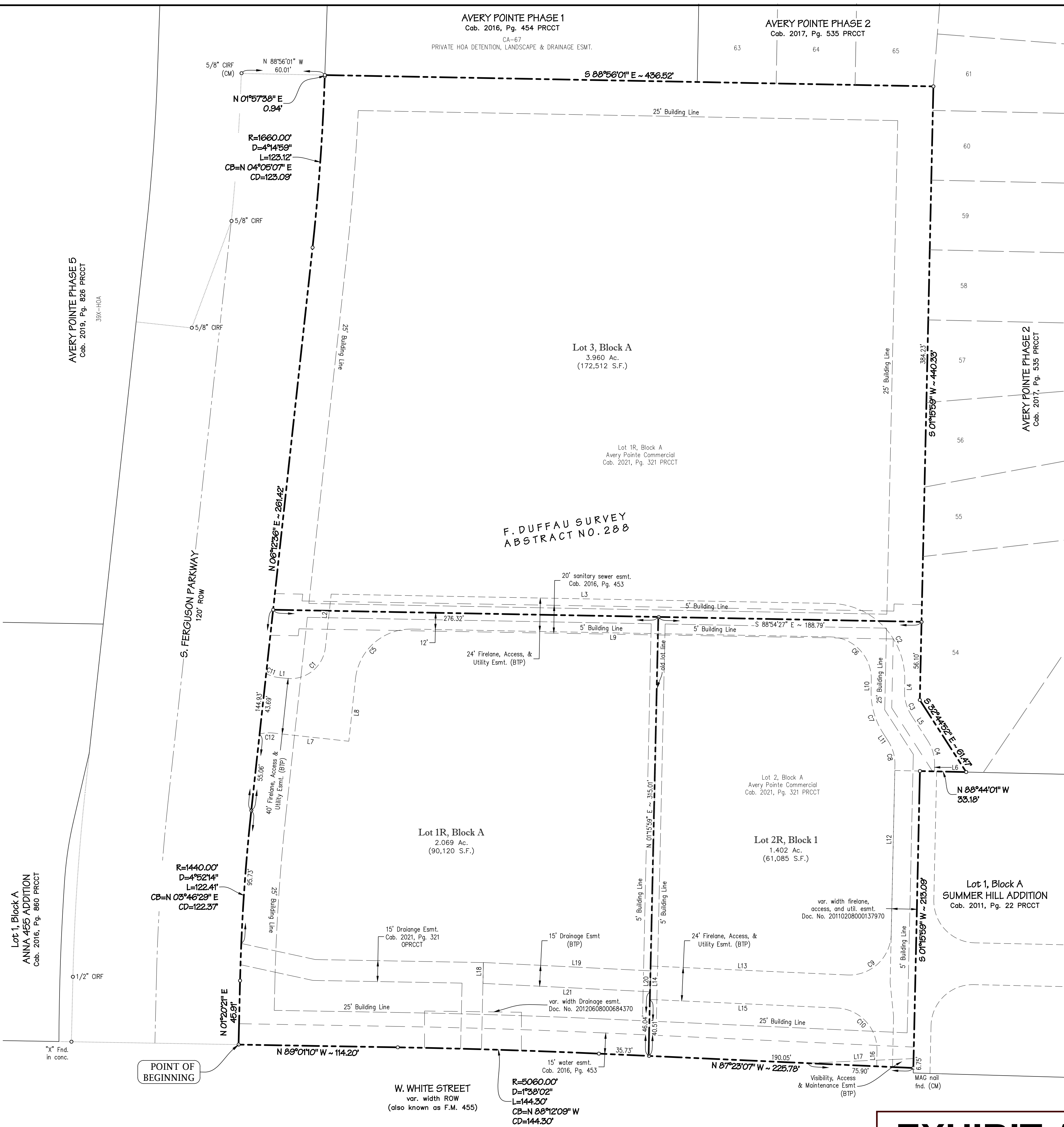
Locator
Exhibit



LOCATION MAP
NTS

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	39.27'	25.00'	90°00'00"	N 51°12'36" E	35.36'
C2	84.82'	54.00'	90°00'00"	S 43°56'01" E	76.37'
C3	17.71'	30.00'	33°48'51"	S 15°50'26" E	17.45'
C4	17.71'	30.00'	33°48'51"	S 15°50'27" E	17.45'
C5	59.41'	40.00'	85°05'38"	N 48°45'26" E	54.10'
C6	47.12'	30.00'	90°00'00"	S 43°56'01" E	42.43'
C7	31.87'	54.00'	33°48'51"	S 15°50'26" E	31.41'
C8	17.81'	30.00'	34°00'51"	S 15°44'27" E	17.55'
C9	47.83'	30.00'	91°20'54"	S 46°56'26" W	42.92'
C10	46.25'	30.00'	88°19'43"	S 43°13'16" E	41.80'
C11	9.66'	25.00'	22°08'25"	S 72°43'12" E	9.60'
C12	9.67'	25.00'	22°09'54"	S 85°07'39" W	9.61'

Line Table		
Line #	Bearing	Distance
L1	S 83°47'24" E	5.77'
L2	N 06°12'36" E	38.56'
L3	S 88°56'00" E	358.43'
L4	S 01°03'59" W	8.25'
L5	S 32°44'52" E	22.24'
L6	S 01°03'59" W	4.97'
L7	S 83°47'24" E	54.76'
L8	N 06°03'20" E	45.05'
L9	S 88°56'01" E	299.88'
L10	S 01°03'59" W	8.25'
L11	S 32°44'52" E	6.98'
L12	S 01°15'59" W	121.52'
L13	N 87°23'09" W	141.33'
L14	S 01°15'59" W	24.00'
L15	S 87°23'16" E	134.39'
L16	S 00°56'36" W	11.39'
L17	N 87°31'16" E	76.04'
L18	N 01°16'30" E	15.01'
L19	S 87°08'15" E	119.98'
L20	S 01°15'59" W	15.01'
L21	N 87°08'15" W	119.99'



- NOTES:
1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 3. Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State plotting statutes and is subject to fines and withholding of utilities and building permits.
 4. The purpose of this replat is to subdivide the property and dedicate easements for development.

LEGEND	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED 'SPARSENG' SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTIL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Ⓐ	BLOCK DESIGNATION
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS

CERTIFICATE OF PLAT APPROVAL

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

Mayor _____

City Secretary _____

REPLAT

AVERY POINTE COMMERCIAL

LOTS 1R, 2R AND 3, BLOCK A
BEING A REPLAT OF LOT 1R & LOT 2, BLOCK A
AVERY POINTE COMMERCIAL

IN THE F. DUFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
EXISTING ZONING: PD-C

EXHIBIT A

OWNER / APPLICANT
Anna 455 Commercial, LLC
10950 Research Rd.
Frisco, Texas 75034
Telephone (214) 387-3993
Contact: Clint Richardson

OWNER / APPLICANT
Retail Buildings, Inc.
3000 NE 63rd Street
Oklahoma City, Oklahoma 73121
Telephone (405) 620-7223
Contact: Koty Foran

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bord

Drawing: C:\2021_JOBS\21-256 Browns Replat\SUBMIT\DWG\21-256 Replat.dwg Saved By: D:\Bent10_11/29/2021 10:08:32 AM
Plotted by: D:\Bent10_11/29/2021 10:08 AM

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Anna 455 Commercial, LP and Retail Buildings, Inc. are the owners of a tract of land situated in the F. Duffau Survey, Abstract No. 288, City of Anna, Collin County, Texas, being all of Lot 1R and Lot 2, Block A of Avery Pointe Commercial, an addition recorded in Cabinet 2021, Page 321 of the Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the intersection of the north line of White Street, a variable width public right-of-way (also known as Farm to Market Road 455) with the east line of Ferguson Parkway, a 120 foot right-of-way;

THENCE along the east line of Ferguson Parkway, the following:

N 01°20'21" E, 45.91 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the right having a central angle of 04°52'14", a radius of 1440.00 feet, a chord of N 03°46'29" E – 122.37 feet, an arc length of 122.41 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 06°12'36" E, 406.23 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the left having a central angle of 04°14'59", a radius of 1660.00 feet, a chord of N 04°05'07" E – 123.09 feet, an arc length of 123.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°57'38" E, 0.94 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot CA-67, Avery Pointe Phase 1, an addition recorded in Cabinet 2016, Page 454 PRCCT, and from which a 5/8" iron rod with plastic cap found for the northwest corner of the right-of-way dedication created by said Ferguson Parkway plat bears N 88°56'01" W, 60.01 feet;

THENCE S 88°56'01" E, along the south line of Lot CA-67, passing the southeast corner thereof and the upper southwest corner of Avery Pointe Phase 2, an addition recorded in Cabinet 2017, Page 535 PRCCT, and continuing along a south line thereof a total distance of 436.52 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°15'59" W, 440.33 feet along the lower west line of Avery Pointe Phase 2 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 32°44'52" E, 61.47 feet continuing along the lower west line of Avery Pointe Phase 2 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 1, Block A, Summer Hill Addition, an addition recorded in Cabinet 2011, Page 22 PRCCT;

THENCE N 88°44'01" W, 33.18 feet along the north line of Lot 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner thereof;

THENCE S 01°15'59" W, 213.09 feet along the west line of Lot 1 to a MAG nail found on the north line of White Street;

THENCE along the north line of said right-of-way, the following:

N 87°23'07" W, 225.78 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

a tangent curve to the left having a central angle of 01°38'02", a radius of 5060.00 feet, a chord of N 88°12'09" W – 144.30 feet, an arc length of 144.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

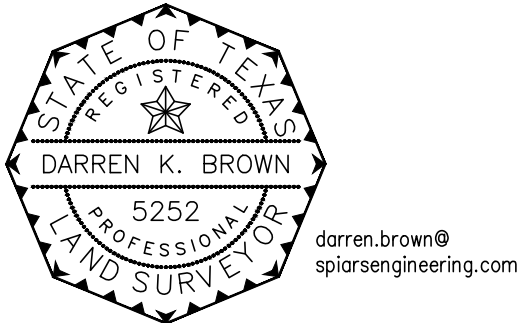
And N 89°01'10" W, 114.20 feet to the POINT OF BEGINNING with the subject tract containing 323,717 square feet or 7.432 acres of land.

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ANNA 455 COMMERCIAL, LP, and Retail Buildings, Inc., do hereby adopt this plat designating the hereinabove described property as AVERY POINTE COMMERCIAL, LOTS 1R, 2R AND 3, BLOCK A, an Addition to the City of Anna, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

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.

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 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.

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.

Witness our hands at Collin County, Texas, this _____ day of _____, 2021.

ANNA 455 COMMERCIAL, LP

Craig Curry, Managing Partner

RETAIL BUILDINGS, INC.

Elaine M. Braum, President

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

BEFORE ME, the undersigned, a Notary Public in and for The State of Oklahoma, on this day personally appeared ELAINE M. BRAUM, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 the _____ day of _____, 2021.

Notary Public, State of Oklahoma

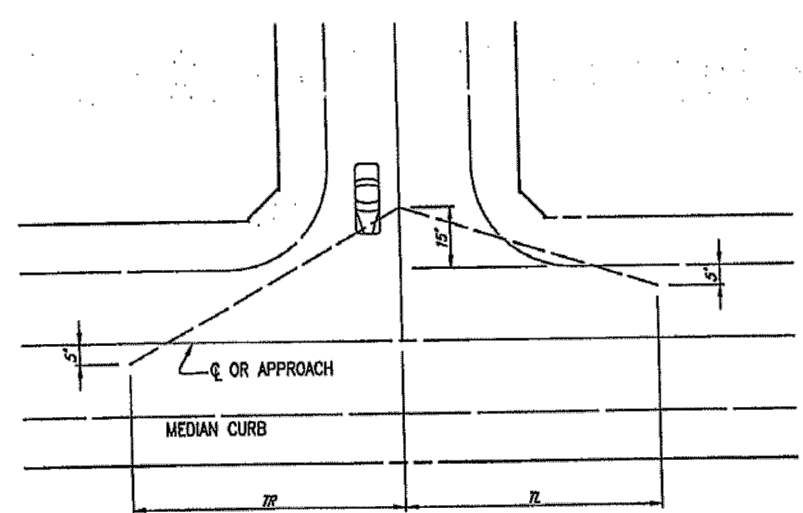


TABLE 9		
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION		
MPH	I	
30	110 + 200=	310
35	130 + 250=	380
40	130 + 325=	475
45	165 + 400=	565
50	190 + 475=	665

(ASHOTO P138, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)

REPLAT

AVERY POINTE COMMERCIAL
LOTS 1R, 2R AND 3, BLOCK A
BEING A REPLAT OF LOT 1R & LOT 2, BLOCK A
AVERY POINTE COMMERCIAL
IN THE F. DUFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
EXISTING ZONING: PD-C

EXHIBIT A

OWNER / APPLICANT Anna 455 Commercial, LLC 10950 Research Rd. Frisco, Texas 75034 Telephone (214) 387-3993 Contact: Clint Richardson	OWNER / APPLICANT Retail Buildings, Inc. 3000 NE 63rd Street Oklahoma City, Oklahoma 73121 Telephone (405) 620-7223 Contact: Koty Foran	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: David Bond
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THE CITY OF
Anna

N

Subject Property
Parcels

City Limits
ETJ

CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Replat: Anna ISD Park Addition, Block A, Lot 1R

Applicant: Anna ISD – Brad Duncan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna ISD Park Addition, Block A, Lot 1R, Replat.

SUMMARY:

Public school on one lot on 50.6± acres located at the southwest corner of N. Powell Parkway and W. Rosamond Parkway. Zoned: Agricultural (AG).

The purpose of the replat is to dedicate easements necessary for the development of an addition to the middle school gymnasium.

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 50.59 acre lot, tract or parcel of land situated in the Gwyn Morrison Survey, Abstract No. 559, Collin County, Texas, and being all of Lot 1 of the Anna ISD Park Addition according to the plat thereof as recorded in Volume 2006, Page 326, Plat Records, Collin County, Texas, (P.R.C.C.T.), said 50.59 acre tract being described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the northwest corner of said Lot 1, at the northeast corner of Lot 2 of said Anna ISD Park Addition (2006/326 P.R.C.C.T.), and on the south right-of-way line of W. Rosamond Parkway;

THENCE S 88°43'47" E along the north line of said Lot 1 and said south right-of-way line a distance of 1154.48 feet to a 1/2" iron rod and pink cap stamped "EST" set at the northeast corner of said Lot 1, and at the intersection of said south right-of-way line of W. Rosamond Parkway and the west right-of-way line of State Highway No. 5;

THENCE along the east line of said Lot 1 and said west right-of-way line, along a curve to the right having a central angle of 14°46'15", a radius of 3224.04 feet, a chord bearing and distance of S 02°05'39" W, 828.86 feet, through an arc length of 831.16 feet to a 1/2" iron rod and pink cap stamped "EST" set;

THENCE S 09°26'46" W along the east line of said Lot 1 and said west right-of-way line a distance of 1184.00 feet to a 1/2" iron rod and pink cap stamped "EST" set at the southeast corner of said Lot 1, at the northeast corner of Lot 1 of Revised North Park Addition according to the plat thereof as recorded in Volume 9, Page 67, P.R.C.C.T.), and on said west right-of-way line;

THENCE S 89°58'09" W along the south line of said Lot 1, the north lines of Lots 1-S of said Revised North Park Addition (9/67 P.R.C.C.T.), at 396.57 feet passing a 3/8" iron rod found at the northwest corner of Lot 5 and at the northeast corner of Lot 6 of said Revised North Park Addition (9/67 P.R.C.C.T.), continuing along said course and the north line of said Lot 6, at 469.69 feet passing a 1/2" iron rod found at the northwest corner of said Lot 6 and at the northeast corner of Lot 7 of said Revised North Park Addition (9/67 P.R.C.C.T.), continuing along said course and the north lines of Lots 7-9 of said Revised North Park Addition (9/67 P.R.C.C.T.), at 687.00 feet passing a 5/8" iron rod found on the north line of said Lot 9, continuing along said course and the north lines of Lots 9 & 10, at 786.42 feet passing a 3/4" iron pipe found at the northwest corner of said Lot 10 and at the northeast corner of Lot 11 of said Revised North Park Addition (9/67 P.R.C.C.T.), continuing along said course and the north lines of Lots 11-13 of said Revised North Park Addition (9/67 P.R.C.C.T.), in all a total distance of 960.64 feet to a 1/2" iron rod found at the southwest corner of said Lot 1, at the southeast corner of said Lot 2, and on the north line of said Lot 13;

THENCE N 00°52'46" E along the west line of said Lot 1 and the east line of said Lot 2 a distance of 2022.60 feet to the POINT OF BEGINNING and containing 50.59 acres 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.

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.

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

Date 11/10/2021

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anna Independent School District acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as ANNA ISD PARK ADDITION, LOT 1R, 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 fire lane easements are hereby dedicated to the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

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

WITNESS my hand this the ____ day of _____, 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

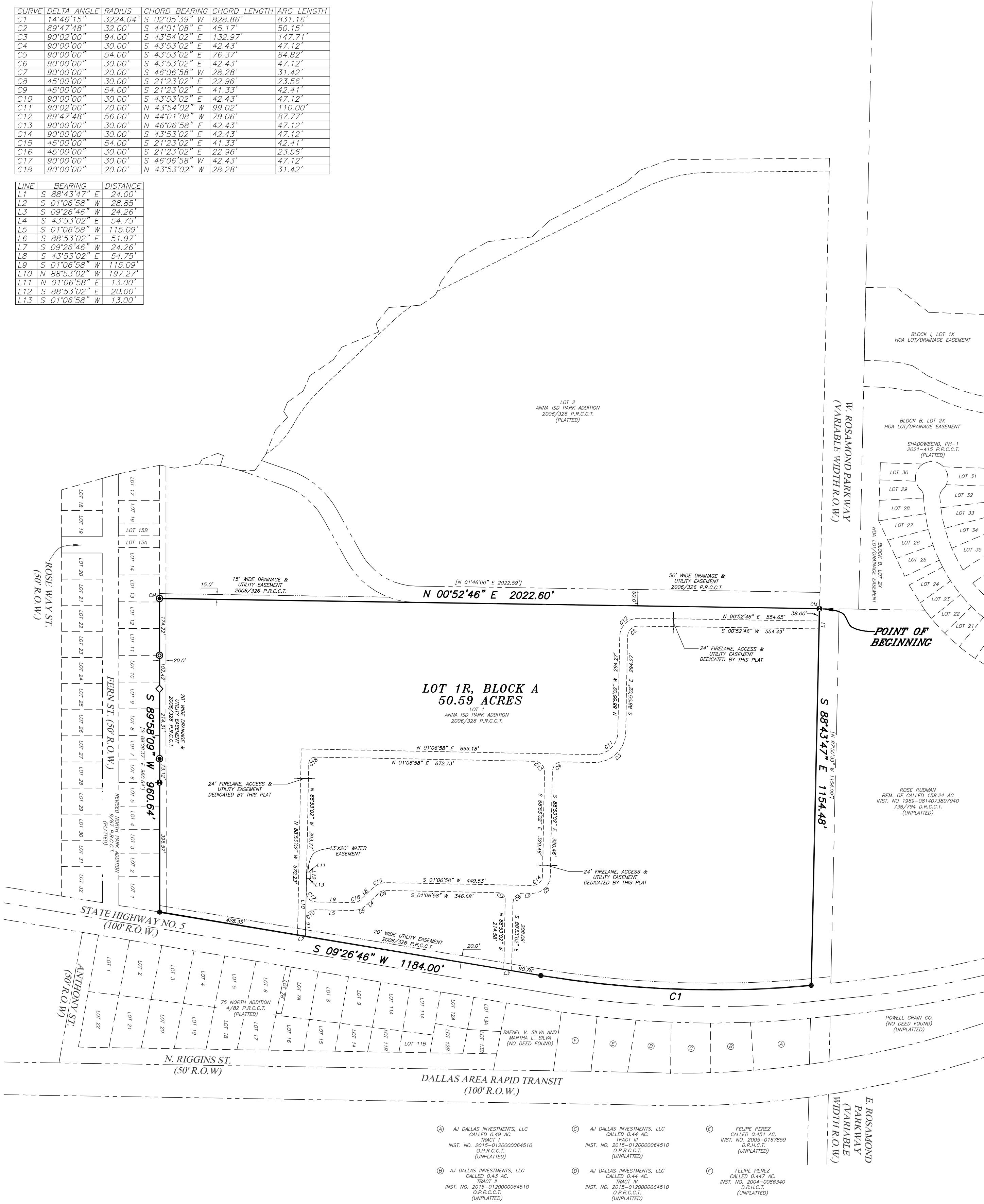
City Secretary

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

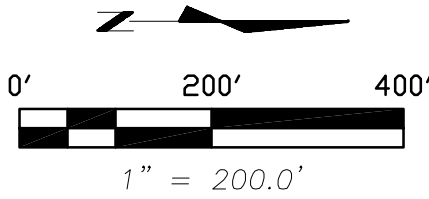
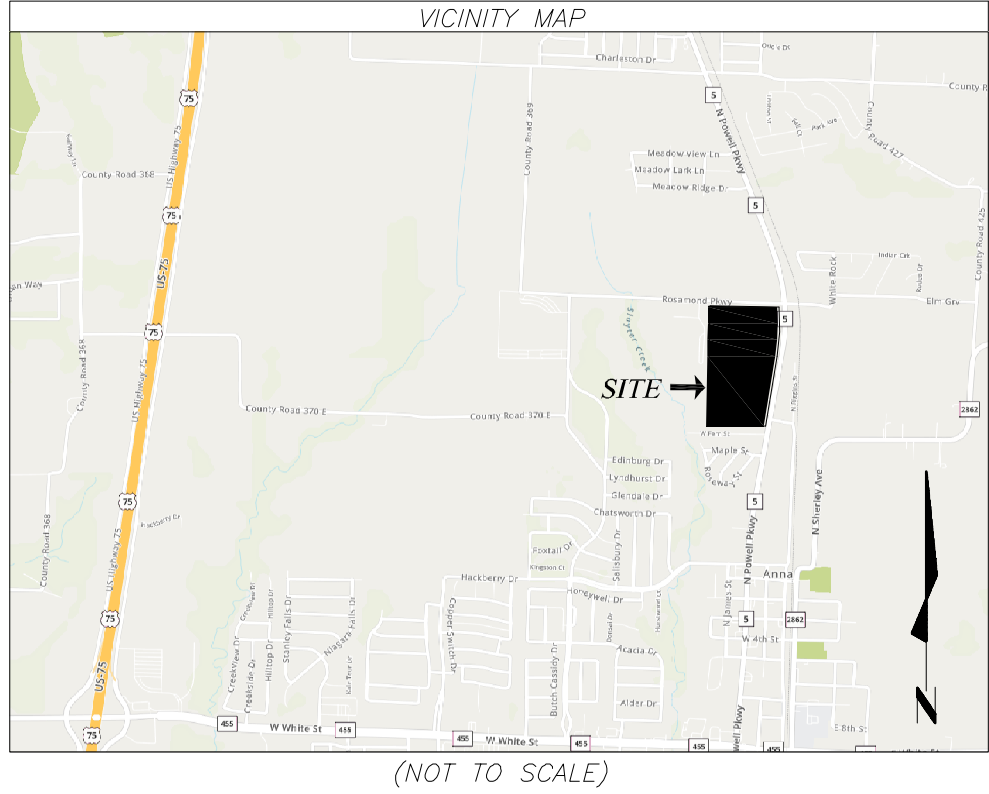
NOTE: All easements are proposed by this plat.
NOTE: Current zoning is AG, (Agricultural) and PD-R, (Planned Development).
NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.
NOTE: All record calls are denoted in [] per document recorded in Volume 2006, Page 326, 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 platting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C01601, dated June 2, 2009, published by the Federal Emergency Management Agency.

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	14°46'15"	3224.04'	S 02°05'39" W	828.86'	831.16'
C2	89°47'48"	32.00'	S 44°01'08" E	45.17'	50.15'
C3	90°00'00"	94.00'	S 43°54'02" E	132.93'	142.717'
C4	90°00'00"	30.00'	S 43°54'02" E	42.43'	47.12'
C5	90°00'00"	54.00'	S 43°54'02" E	76.37'	84.82'
C6	90°00'00"	30.00'	S 43°54'02" E	42.43'	47.12'
C7	90°00'00"	20.00'	S 46°06'58" W	28.28'	31.42'
C8	45°00'00"	30.00'	S 21°23'02" E	22.96'	23.56'
C9	45°00'00"	54.00'	S 21°23'02" E	41.33'	42.41'
C10	90°00'00"	30.00'	S 43°54'02" E	42.43'	47.12'
C11	90°00'00"	70.00'	N 43°54'02" W	99.02'	110.00'
C12	89°47'48"	56.00'	N 44°01'08" W	79.06'	87.77'
C13	90°00'00"	30.00'	N 46°06'58" E	42.43'	47.12'
C14	90°00'00"	30.00'	S 43°54'02" E	42.43'	47.12'
C15	45°00'00"	54.00'	S 21°23'02" E	41.33'	42.41'
C16	45°00'00"	30.00'	S 21°23'02" E	22.96'	23.56'
C17	90°00'00"	30.00'	S 46°06'58" W	42.43'	47.12'
C18	90°00'00"	20.00'	N 43°54'02" W	28.28'	31.42'

LINE	BEARING	DISTANCE
L1	S 88°43'47" E	24.00'
L2	S 01°06'58" W	28.85'
L3	S 09°26'46" W	24.26'
L4	S 43°53'02" E	54.75'
L5	S 01°06'58" W	115.09'
L6	S 88°53'02" E	51.97'
L7	S 09°26'46" W	24.26'
L8	S 43°53'02" E	54.75'
L9	S 01°06'58" W	115.09'
L10	N 88°53'02" W	197.27'
L11	N 01°06'58" E	13.00'
L12	S 88°53'02" E	20.00'
L13	S 01°06'58" W	13.00'



- A) AJ DALLAS INVESTMENTS, LLC
CALLED 8249 AC.
INST. NO. 2015-012000064510
D.P.R.C.C.T. (UNPLATTED)
- B) AJ DALLAS INVESTMENTS, LLC
CALLED 8249 AC.
TRACT IV
INST. NO. 2015-012000064510
D.P.R.C.C.T. (UNPLATTED)
- C) AJ DALLAS INVESTMENTS, LLC
CALLED 8249 AC.
TRACT IV
INST. NO. 2015-012000064510
D.P.R.C.C.T. (UNPLATTED)
- D) AJ DALLAS INVESTMENTS, LLC
CALLED 8249 AC.
TRACT IV
INST. NO. 2015-012000064510
D.P.R.C.C.T. (UNPLATTED)
- E) FELIPE PEREZ
CALLED 8249 AC.
INST. NO. 2005-0167859
D.P.R.C.C.T. (UNPLATTED)
- F) FELIPE PEREZ
CALLED 8249 AC.
INST. NO. 2004-008540
D.P.R.C.C.T. (UNPLATTED)



RE-PLAT
ANNA ISD PARK ADDITION
LOT 1R, BLOCK A

BEING A RE-PLAT OF LOT 1, ANNA ISD PARK ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2006, PAGE 326, PLAT RECORDS, COLLIN COUNTY, TEXAS, SITUATED IN THE GWYN MORRISON SURVEY, ABSTRACT NO. 559, COLLIN COUNTY, TEXAS.

THE PURPOSE OF THIS RE-PLAT IS TO ADD ADDITIONAL FIRELANE, ACCESS, UTILITY, FOR FUTURE DEVELOPMENT.

OWNER Anna Independent School District Dr. Bradley Duncan, Assistant Superintendent 501 S. Sherley Ave. Anna, TX 75409 972-924-1022	LEGEND Control Monument ● 1/2" Iron Rod Set w/Pink Cap Stamped "EST" ◆ 3/8" Iron Rod Found ◇ 5/8" Iron Rod Found ● 1/2" Iron Rod Found ⊙ 3/4" Iron Pipe Found	RE-PLAT SHEET 1 OF 1 REVISIONS:	SCALE: 1"=200' DATE: 11/10/2021 SURVEYED BY: A.S. DRAWN BY: Z.M. TECHNICIAN: Z.M. JOB NO. 21-00729
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EXHIBIT A



THE CITY OF
Anna

N

Subject Property
Parcels

City Limits
ETJ

CITY OF ANNA
Planning & Zoning Commission

December 6, 2021

Revised Site Plan: Anna ISD Park Addition, Block A, Lot 1R

Applicant: Anna ISD – Brad Duncan

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna ISD Park Addition, Block A, Lot 1R, Revised Site Plan.

SUMMARY:

Public school on one lot on 50.6± acres located at the southwest corner of N. Powell Parkway and W. Rosamond Parkway. Zoned: Agricultural (AG).

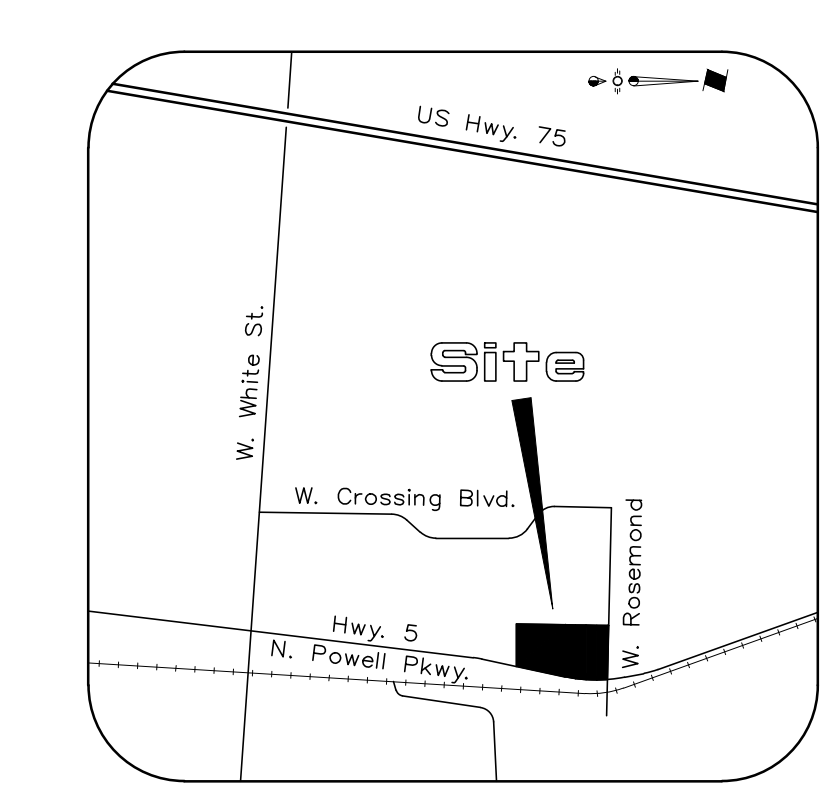
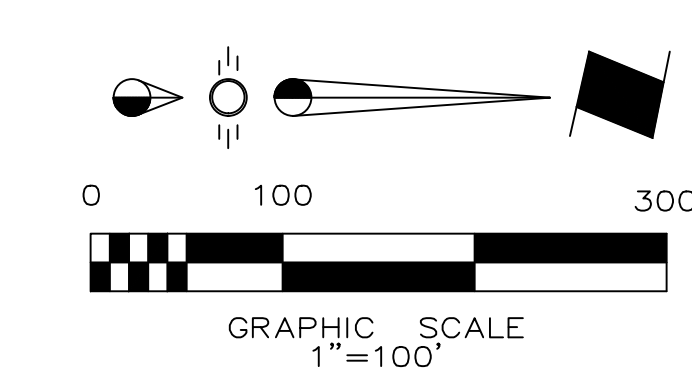
The purpose of the revised site plan is to show the proposed middle school gymnasium addition development site improvements.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NTS

SITE DATA SUMMARY — MIDDLE SCHOOL

Zoning	AG/PD-R
Proposed Use	Middle School
Lot Area	50,590 Ac (2,203,701 sf)
Existing Building Area	116,920 Sq. Ft.
Proposed Building Addition	13,195 Sq. Ft.
Total Building Area	130,115 Sq. Ft.
Building Height:	1-Story (30'-8")
Lot Coverage	Tallest Building Element (30'-8") 5.90%
Parking Ratio	2.5 Spaces/Per Classroom
Total Number of Classrooms	46
Required Parking	115 Spaces
Existing Provided Parking	488 Spaces
Provided Parking	494 Spaces
Accessible Parking Required	9 Spaces
Existing Accessible Parking Provided	17 Spaces
Accessible Parking Provided	17 Spaces

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

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

All paving is existing concrete, except where noted otherwise.

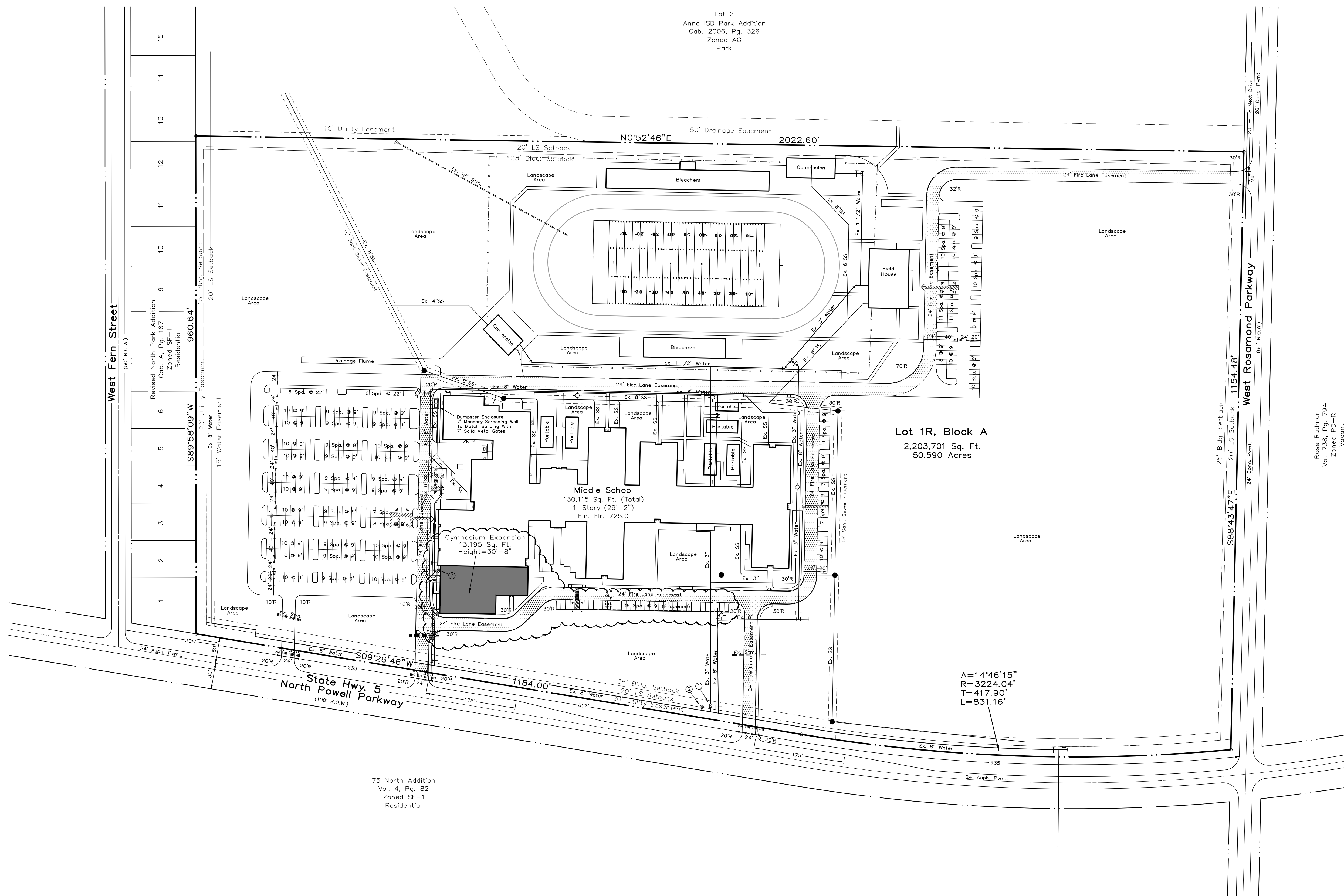
According to Flood Insurance Rate Map (FIRM) Map No. 48085C01601, dated 6-2-2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

REVISED SITE PLAN
**ANNA ISD
PARK ADDITION**
Lot 1R, Block A
50.590 Acres Situated In The
GWYN MORRISON SURVEY ~ ABST. 559
ANNA, COLLIN COUNTY, TEXAS

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

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
December 1, 2021

Project No. SP2021-XXXX



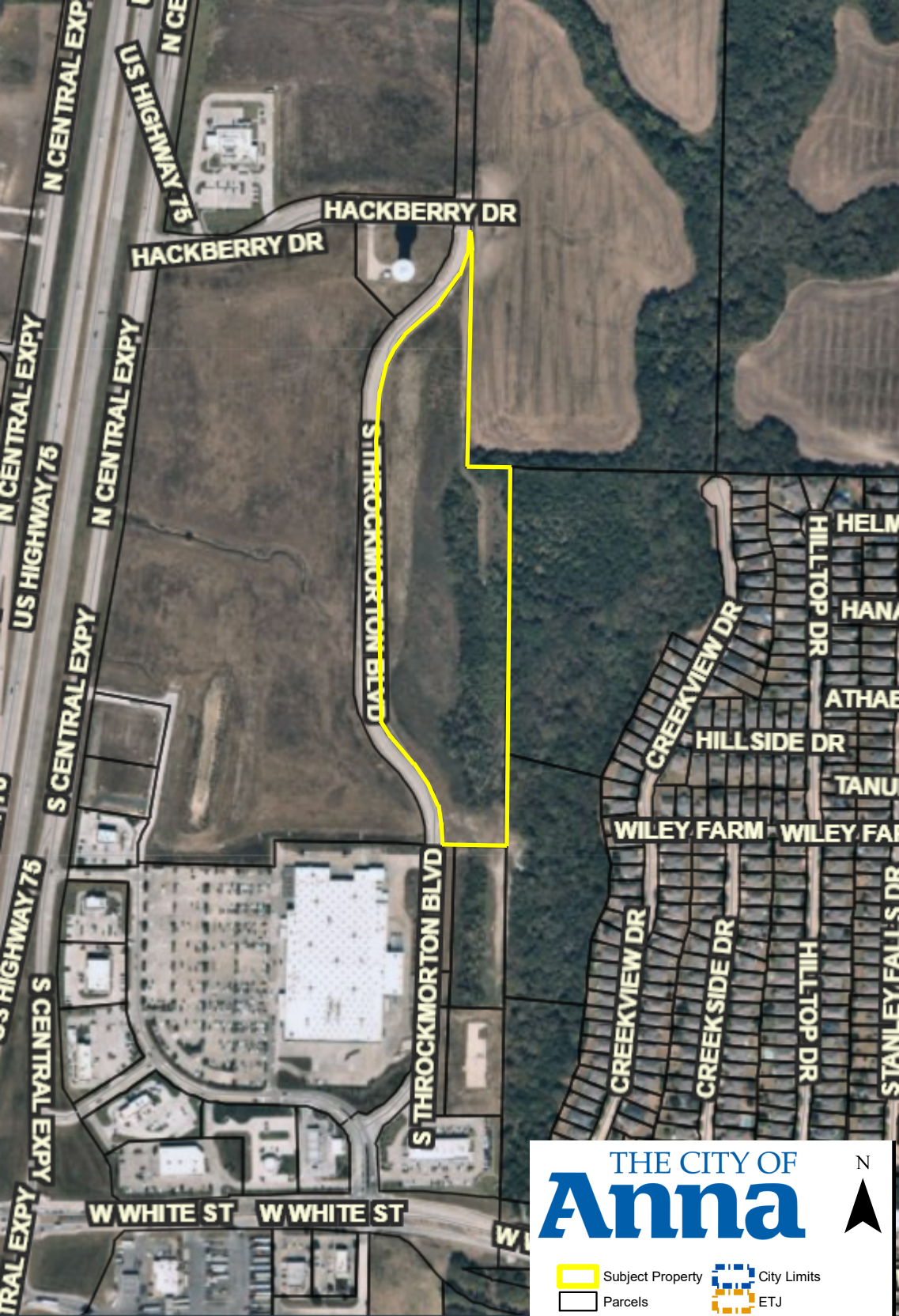
LEGEND

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

Water Meter & Sewer Schedule					
I.D.	Type	Size	No.	Sewer	Notes
①	Domestic	3"	1	6"	Exist.
②	Irrigation	2"	1	NA	Exist.
③	Domestic	2"	1	6"	New

EXHIBIT A

PURPOSE OF REVISED SITE PLAN:
To expand the gymnasium and provide additional parking.



THE CITY OF
Anna



-  Subject Property
-  City Limits
-  Parcels
-  ETJ

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Public Hearing: Zoning – Anna Town Center, Block A, Lot 5

Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP

DESCRIPTION:

Request to rezone 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive to amend multiple-family residence development standards associated with Planned Development-General Commercial/Multiple Family – High Density (PD-C-2/MF-2) (Ord. No. 648-2014).

REMARKS:

The use of multiple-family residences is currently permitted by-right on the property however the existing Planned Development design standards were specific to a multifamily layout that was considered when the initial zoning request was approved in 2014. The applicant is requesting to amend the existing multiple-family zoning standards in order to allow for a layout that would support single-story, one- and two-bedroom unit buildings.

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.

Surrounding Land Uses and Zoning

North	Undeveloped land zoned Planned Development-Restricted Commercial (PD-C-1) Ord. No. 506-2010 and municipal property (water tower) zoned Planned Development-General Commercial (PD-C-2) Ord. No. 648-2014.
East	Undeveloped land zoned Planned Development-Restricted Commercial (PD-C-1) Ord. No. 506-2010 and undeveloped park land zoned Planned Development-Residential (PD-R-1) Ord. No. 2001-10.
South	Undeveloped land zoned Planned Development-General Commercial (PD-C-2) Ord. No. 648-2014.

West	Undeveloped land zoned Planned Development-General Commercial (PD-C-2) Ord. No. 648-2014.
------	---

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2. This Planned Development is to allow for multiple-family residence development constructed with single-story, one- and two-bedroom unit buildings.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence development.

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

The applicant is proposing:

- 1.5 parking spaces per one bedroom unit and 2 parking spaces per two-bedroom unit.
- 50% of required parking must be covered (Garage or Carport)
- Detached covered parking may be constructed of steel and shall be integrated into the overall site design so as to blend with the main buildings of the HML development.

Screening fence – The MF-2 zoning requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way, however, no fence shall exceed three feet height in the required front yard in any district.

The applicant is requesting to allow

- An 8' masonry fence within the front yard setback but no closer than 20 feet of an abutting public street right-of-way;
- Minimum 6' iron fencing along the eastern property line which is city-owned land; and

Fences for individual units within the front yard setback adjacent to Throckmorton Boulevard

Refuse Facilities – The Zoning Ordinance requires every dwelling unit in a multifamily complex to be located within 250 feet of a refuse facility

- The applicant is requesting to increase that distance to 500 feet.

SUMMARY:

Request to rezone 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive to amend multiple-family residence development standards associated with Planned Development-General Commercial/Multiple Family – High Density (PD-C-2/MF-2) (Ord. No. 648-2014).

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan. The multiple-family residence land use is currently allowed by-right on the property. The proposed development stipulations/restrictions allows for a superior development than what would be allowed under existing zoning allowances.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

Development of the Property shall comply with the following development standards provided below. The site may be developed under:

Development Scenario A

Shall comply with Ordinance No. 648-2014 with the C-2/MF use for the subject site; or,

Development Scenario B

Shall comply with the City of Anna Zoning Ordinance utilizing “MF-2” Multiple-Family Residential – High Density base zoning with the concept plan and variances listed below.

1. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - a. Rear yard setback: 20 feet
 - b. Lot Depth: Average 120 feet
 - c. A building separation of ten (10) feet shall be provided between HML structures. Separation between accessory structures (garages & covered parking structures) shall be a minimum of 8 feet (face of building to face of building, not including eaves).
 - d. Parking:

- i. 1.5 parking spaces per one bedroom unit and 2 parking spaces per two-bedroom unit.
 - ii. Detached covered parking may be constructed of steel and shall be integrated into the overall site design so as to blend with the main buildings of the HML development.
 - iii. 50% of required parking must be covered (Garage or Carport)
- e. Screening/Fencing:
 - i. An 8' masonry fence may be constructed along the property line and within front yard setback but shall be located no closer than 20 feet to an abutting public street right-of-way.
 - ii. Minimum 6' Iron fencing is permitted along the eastern property line.
 - iii. Fences for individual units are permitted within the front yard setback adjacent to Throckmorton Boulevard but shall be located no closer than 20 feet to the abutting public street right-of-way.
- f. Refuse facilities: Every dwelling unit shall be located within five hundred (500) feet of a refuse facility.

2. Tree Preservation Plan - Tree Survey:

The developer may elect to provide a tree inventory utilizing a sampling method for the site. The sampling may be 10% of the overall forested area. The sampling method will utilize 1/10th acre, circular plots, distributed across the forested areas, where trees are measured and recorded per the city tree preservation ordinance.

3. In the event of a conflict for between the provisions of these regulations and other exhibits to this ordinance, the provisions above control.

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.

Brian Bischoff
Name (Please Print)

[Signature]
Signature

8111 Westchester Dr. Suite 800 Dallas TX 75225
Address

12/03/21
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

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

From: [Brian Bischoff](#)
To: [Ross Altobelli](#); [Lauren Mecke](#)
Subject: Letter of Support - Zoning Change of Ord. 648-2014
Date: Friday, December 3, 2021 9:16:55 AM
Attachments: [Letter of Support - Anna Town Center.pdf](#)

Ross / Lauren

Good morning, I hope you both a wonderful Thanksgiving.

I'm reaching out to provide our support for the proposed zoning change of the existing planned development (Ord. # 648-2014) located on ~14.9 acres on the east side of Throckmorton Boulevard. The applicant is a highly regarded national developer who we believe will develop an incredible asset for the City of Anna while also complementing the mixed use nature of Anna Town Center.

Feel free to reach out with any questions or comments.

Thanks

Brian Bischoff
Chief Partners
O: (214) 884-3249
C: (214) 499-1410

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Concept Plan: Anna Town Center, Block A, Lot 5R

Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Concept Plan.

SUMMARY:

Multiple-Family Residences on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive.

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 conceptual lot layout and related site improvements associated with the future multiple-family development. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Preliminary Replat: Anna Town Center, Block A, Lot 5R

Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Preliminary Replat.

SUMMARY:

Multiple-Family Residences on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive.

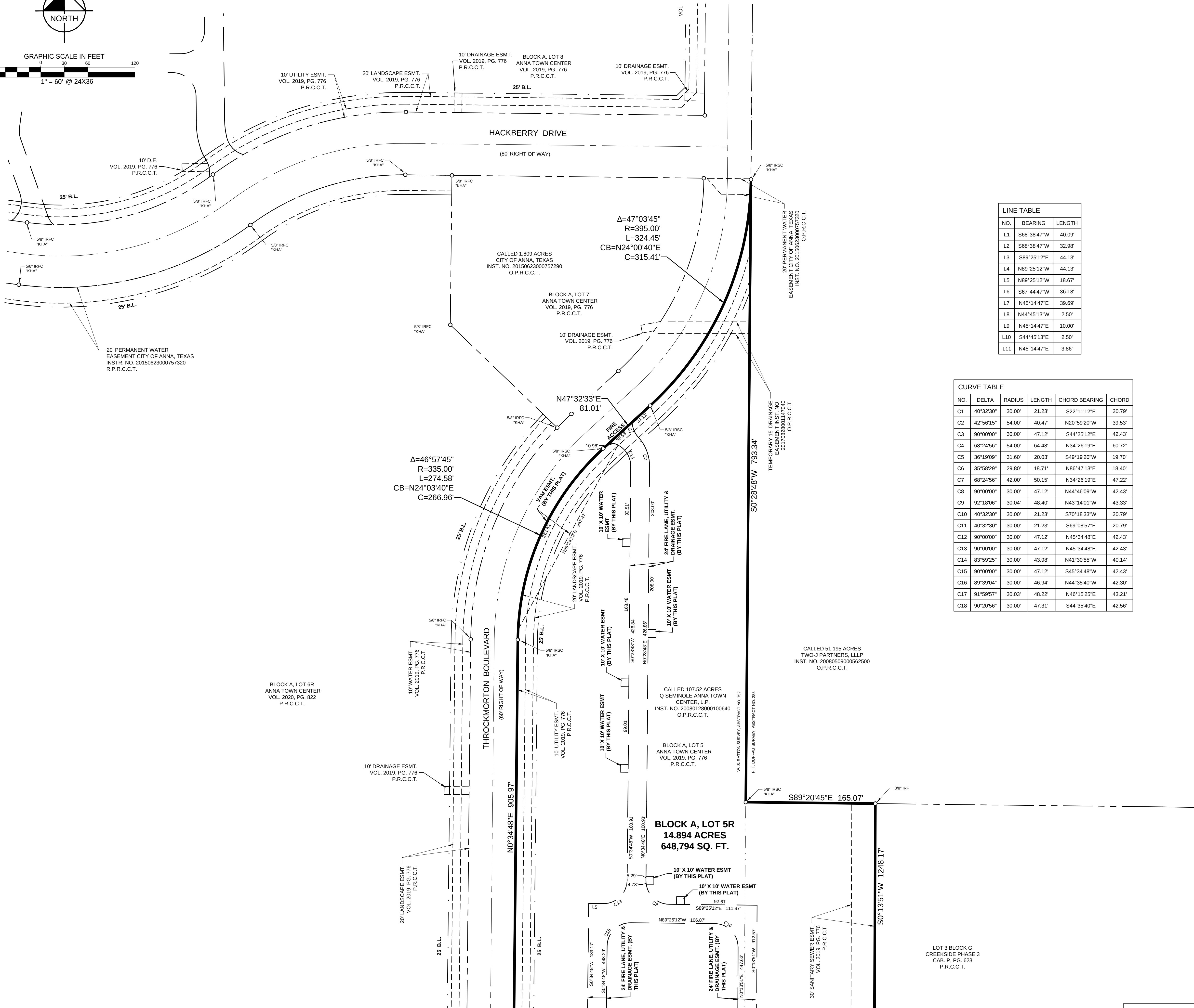
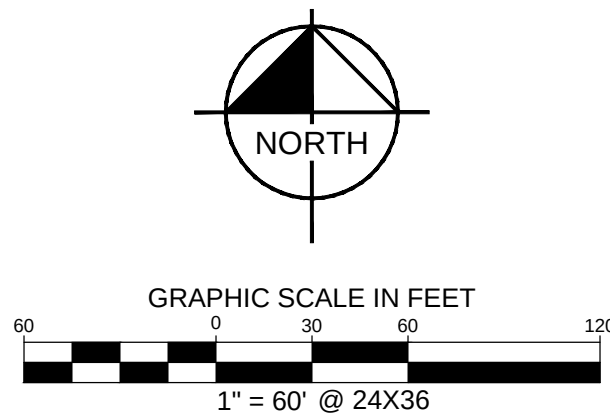
This preliminary replat is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the preliminary replat is to propose easements necessary for the development of multiple-family residences. The preliminary plat complies with the zoning districts area regulations as requested by the zoning case.

RECOMMENDATION:

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

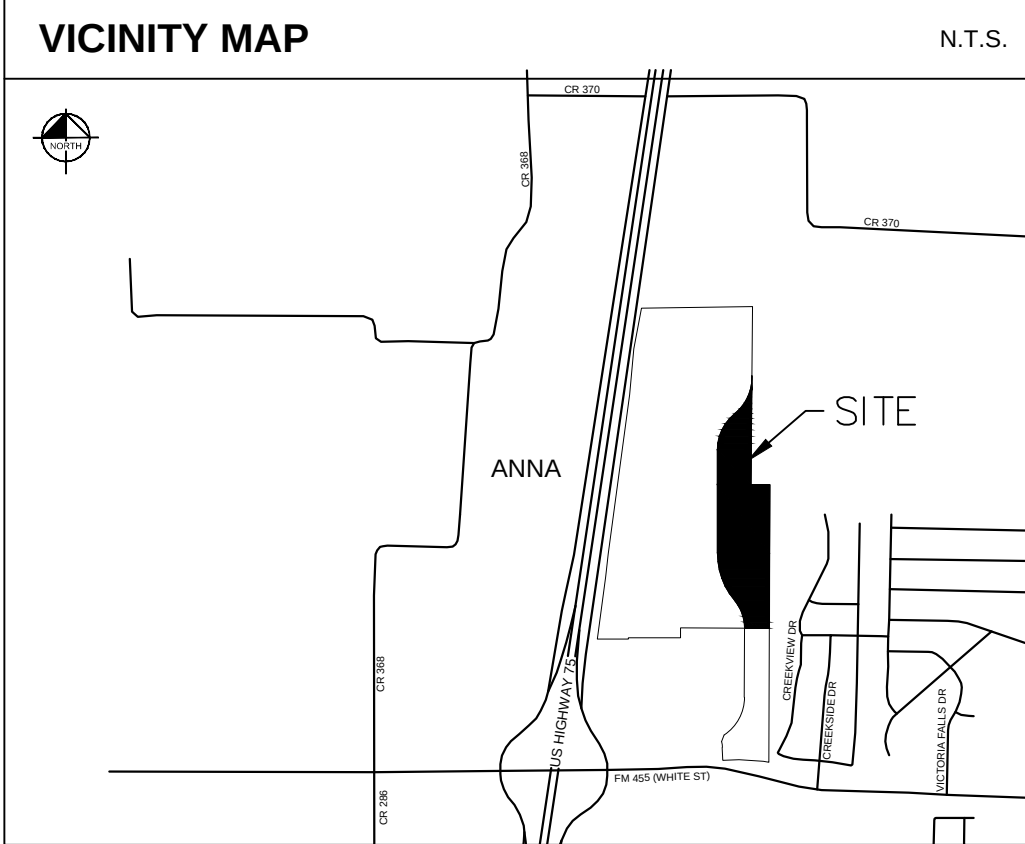
ATTACHMENTS:

Locator
Exhibit



LINE TABLE		
NO.	BEARING	LENGTH
L1	S68°38'47"W	40.09'
L2	S68°38'47"W	32.98'
L3	S89°25'12"E	44.13'
L4	N89°25'12"W	44.13'
L5	N89°25'12"W	18.67'
L6	S67°44'47"W	36.18'
L7	N45°14'47"E	39.69'
L8	N44°45'13"W	2.50'
L9	N45°14'47"E	10.00'
L10	S44°45'13"E	2.50'
L11	N45°14'47"E	3.86'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	40°32'30"	30.00'	21.23'	S22°11'12"E
C2	42°56'15"	54.00'	40.47'	N20°59'20"W
C3	90°00'00"	30.00'	47.12'	S44°25'12"E
C4	68°24'56"	54.00'	64.48'	N34°26'19"E
C5	36°19'09"	31.60'	20.03'	S49°19'20"W
C6	35°58'29"	29.80'	18.71'	N86°47'13"E
C7	68°24'56"	42.00'	50.15'	N34°26'19"E
C8	90°00'00"	30.00'	47.12'	N44°46'09"W
C9	92°18'06"	30.04'	48.40'	N43°14'01"W
C10	40°32'30"	30.00'	21.23'	S70°18'33"W
C11	40°32'30"	30.00'	21.23'	S69°08'57"E
C12	90°00'00"	30.00'	47.12'	N45°34'48"E
C13	90°00'00"	30.00'	47.12'	N45°34'48"E
C14	83°59'25"	30.00'	43.98'	N41°30'55"W
C15	90°00'00"	30.00'	47.12'	S45°34'48"W
C16	89°39'04"	30.00'	46.94'	N44°35'40"W
C17	91°59'57"	30.03'	48.22'	N46°15'25"E
C18	90°20'56"	30.00'	47.31'	S44°35'40"E



- GENERAL NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical Datum NAVD 88.
 - The purpose of the Preliminary Replat is for the development of a multi-family development.

FLOOD STATEMENT:

According to Community Panel No. 48085C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	IRON ROD FOUND
	IRON ROD FOUND WITH CAP
	IRON ROD SET WITH CAP
	INSTRUMENT NUMBER
	NOT TO SCALE
	FOUND
	BUILDING LINE
	PLAT RECORDS OF COLLIN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	"X" CUT IN CONCRETE FOUND
	POINT OF BEGINNING
	VISIBILITY ACCESS & MAINTENANCE EASEMENT

**PRELIMINARY REPLAT
ANNA TOWN CENTER
BLOCK A, LOT 5R**

**14.894 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288 AND
W. S. RATTON SURVEY, ABSTRACT NO. 752,
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER, 2021**

Kimley»Horn

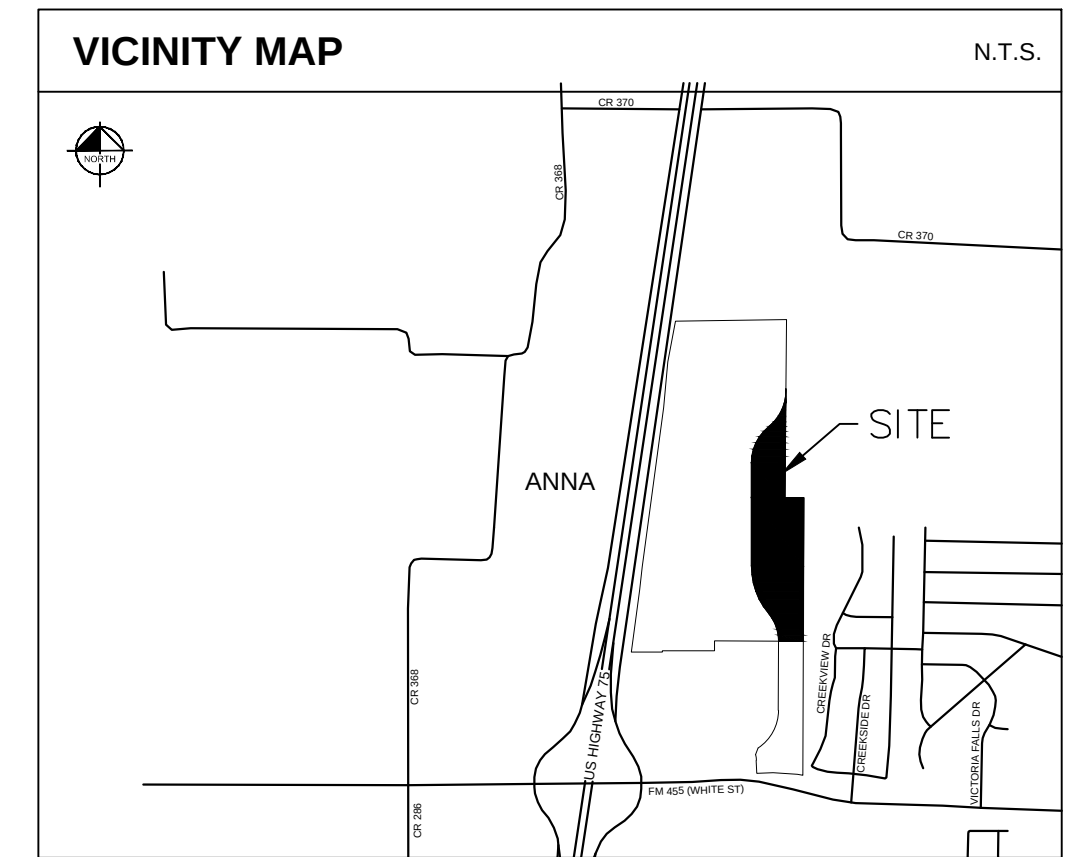
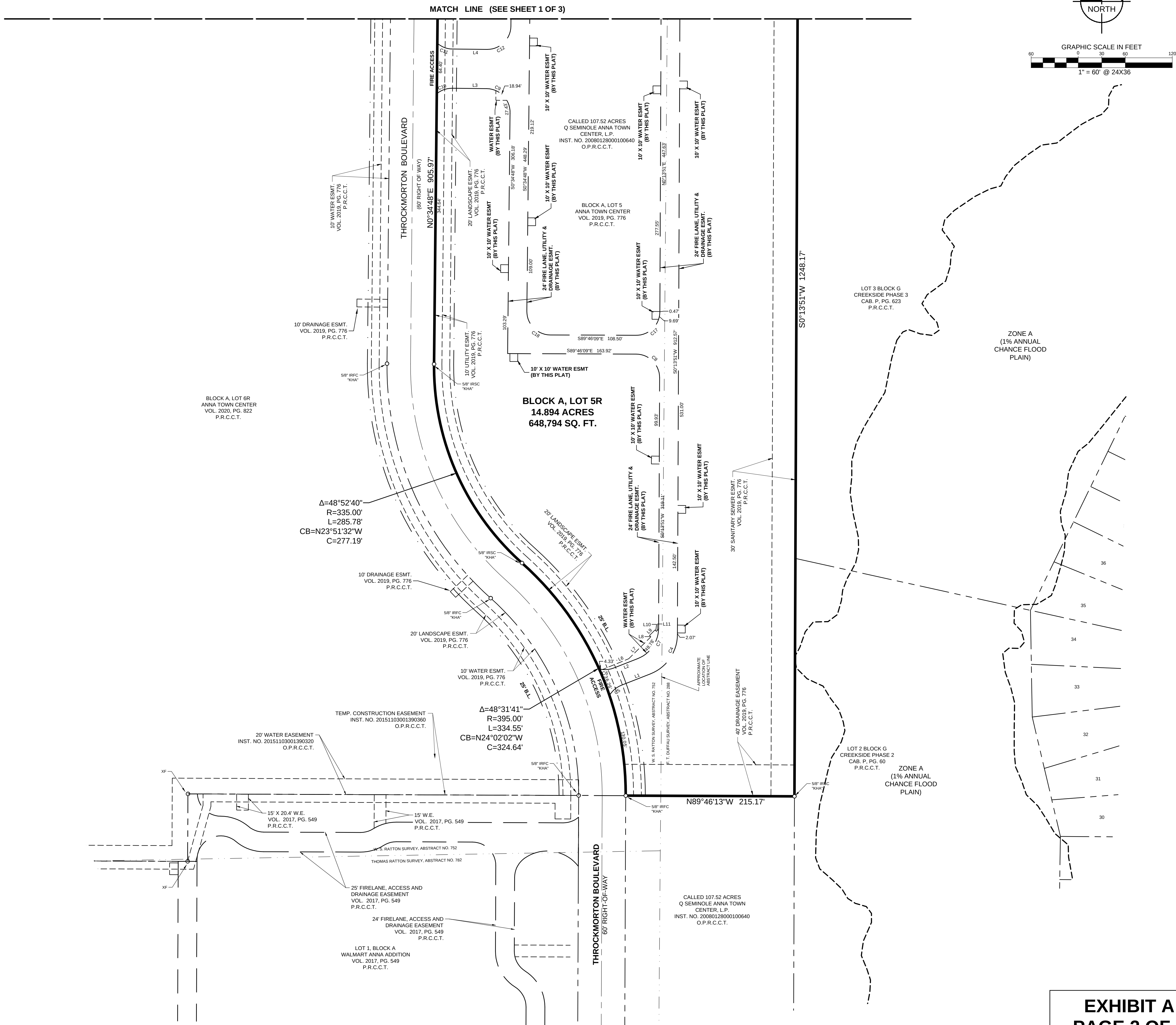
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	DEC. 2021	069264918	1 OF 3

OWNER:
Q Seminole Anna Town Center, LP
9111 Westchester Dr., Suite 800
Dallas, TX 75225
Ph: 214.884.3249
Contact: Brian Bischoff

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.220.3820
Contact: Jonathan Kerby, PE

**EXHIBIT A
PAGE 1 OF 3**



GENERAL NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical Datum NAVD 88.
3. The purpose of the Preliminary Replat is for the development of a multi-family development.

FLOOD STATEMENT:

According to Community Panel No. 48085C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(unshaded), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property is not in a flood zone. There will be 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.

LEGEND	
_____	BOUNDARY LINE
_____	EASEMENT LINE
_____	BUILDING LINE
_____	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
B.L.	BUILDING LINE
P. R. C. & C.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O. P. R. C. & T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
XC	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
VAM	VISUAL ACCESS & MAINTENANCE EASEMENT

**PRELIMINARY REPLAT
ANNA TOWN CENTER
BLOCK A, LOT 5R**

14.894 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288 AND
W. S. RATTON SURVEY, ABSTRACT NO. 752,
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER, 2021

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u> 1" = 60'	<u>Drawn by</u> MBM	<u>Checked by</u> KHA	<u>Date</u> DEC. 2021	<u>Project No.</u> 069264918	<u>Sheet No.</u> 2 OF 3
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OWNER:
Q Seminole Anna Town Center, LP
8111 Westchester Dr., Suite 800
Dallas, TX 75225
Ph: 214.884.3249
Contact: Brian Bischoff

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.239.3820
Contact: Jonathan Kerby, PE

EXHIBIT A
PAGE 2 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Q SEMINOLE ANNA TOWN CENTER, LP is the sole owners of the following described tract of land:

BEING a tract of land situated in the F. T. Duffau Survey, Abstract No. 288 and the W. S. Ratton Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being all of Block A, Lot 5 of Anna Town Center Addition, Block A, Lots 5-8, an Addition to the City of Anna, Texas, according to the final plat, recorded in Volume 2019, Page 776 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northernmost corner of said Block A, Lot 5, same being on the easterly right of way line of Throckmorton Boulevard, a 60' wide right of way, same also being on the westerly line of a called 51.195-acre tract of land, described in a deed to Two-J Partners, LLLP, as recorded in Instrument No. 2008050900056262500 of the Official Public Records of Collin County, Texas;

THENCE South 00°28'48" West, along the easterly line of said Block A, Lot 5 and the westerly line of said 51.195-acre tract, a distance of 793.34 feet to a wooden fence corner post found for the southwest corner of said 51.195-acre tract;

THENCE South 89°20'45" East, continuing along the easterly line of said Block A, Lot 5 and along the southerly line of said 51.195-acre tract, a distance of 165.07 feet to a 3/8-inch iron rod found for the northwest corner of Lot 3, Block G of Creekside Phase 3, an Addition to the City of Anna, Texas, according to the final plat recorded in Cabinet P, Page 623 of the Plat Records of Collin County, Texas;

THENCE South 00°13'51" West, continuing along the easterly line of said Block A, Lot 5 and along the westerly line of said Lot 3, Block G, passing the southwest corner of said Lot 3 and the northwest corner of Lot 2, Block G of Creekside Phase 2, an Addition to the City of Anna, Texas, according to the final plat recorded in Cabinet P, Page 60 of the Plat Records of Collin County, Texas, continuing for a distance of 1,248.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southeast corner of said Lot 5;

THENCE North 89°46'13" West, along the southerly line of said Block A, Lot 5, a distance of 215.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a reverse curve to the right with a radius of 335.00 feet, a central angle of 48°52'40", and a chord bearing and distance of North 23°51'32" West, 277.19 feet;

THENCE in a northerly direction, along the westerly line of said Block A, Lot 5 and the easterly right of way line of said Throckmorton Boulevard, the following:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 334.55 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a reverse curve to the right with a radius of 335.00 feet, a central angle of 48°52'40", and a chord bearing and distance of North 23°51'32" West, 277.19 feet;

In a easterly direction, with said reverse curve to the right, an arc distance of 285.78 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 00°34'48" East, a distance of 905.97 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 335.00 feet, a central angle of 46°57'45", and a chord bearing and distance of North 24°03'40" East, 266.96 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 274.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 47°32'33" East, a distance of 81.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner at the beginning of a tangent curve to the left with a radius of 395.00 feet, a central angle of 47°03'45", and a chord bearing and distance of North 24°00'40" East, 315.41 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 324.45 feet to a point for corner; to the POINT OF BEGINNING and containing 14.894 acres (648,794 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Q SEMINOLE ANNA TOWN CENTER, LP: acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as ANNA TOWN CENTER, BLOCK A, LOT 5R, 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 they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

WITNESS, my hand at _____, this the _____ day of _____, 2022.

Q Seminole Anna Town Center, L.P.

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of Q Seminole Anna Town Center, L.P., 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Michael B. Marx
Registered Professional Land Surveyor
Texas Registration No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
(972) 335-3580
michael.marx@kimley-horn.com

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 Michael B. Marx, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

Approved this _____ day of _____, 2022.
by the City Council of the City of Anna, Texas.

Mayor

City Secretary

PRELIMINARY REPLAT
ANNA TOWN CENTER
BLOCK A, LOT 5R

14.894 ACRES
OUT OF THE
FRANCIS T. DUFFAU, ABSTRACT NO. 288 AND
W. S. RATTON SURVEY, ABSTRACT NO. 752,
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER, 2021

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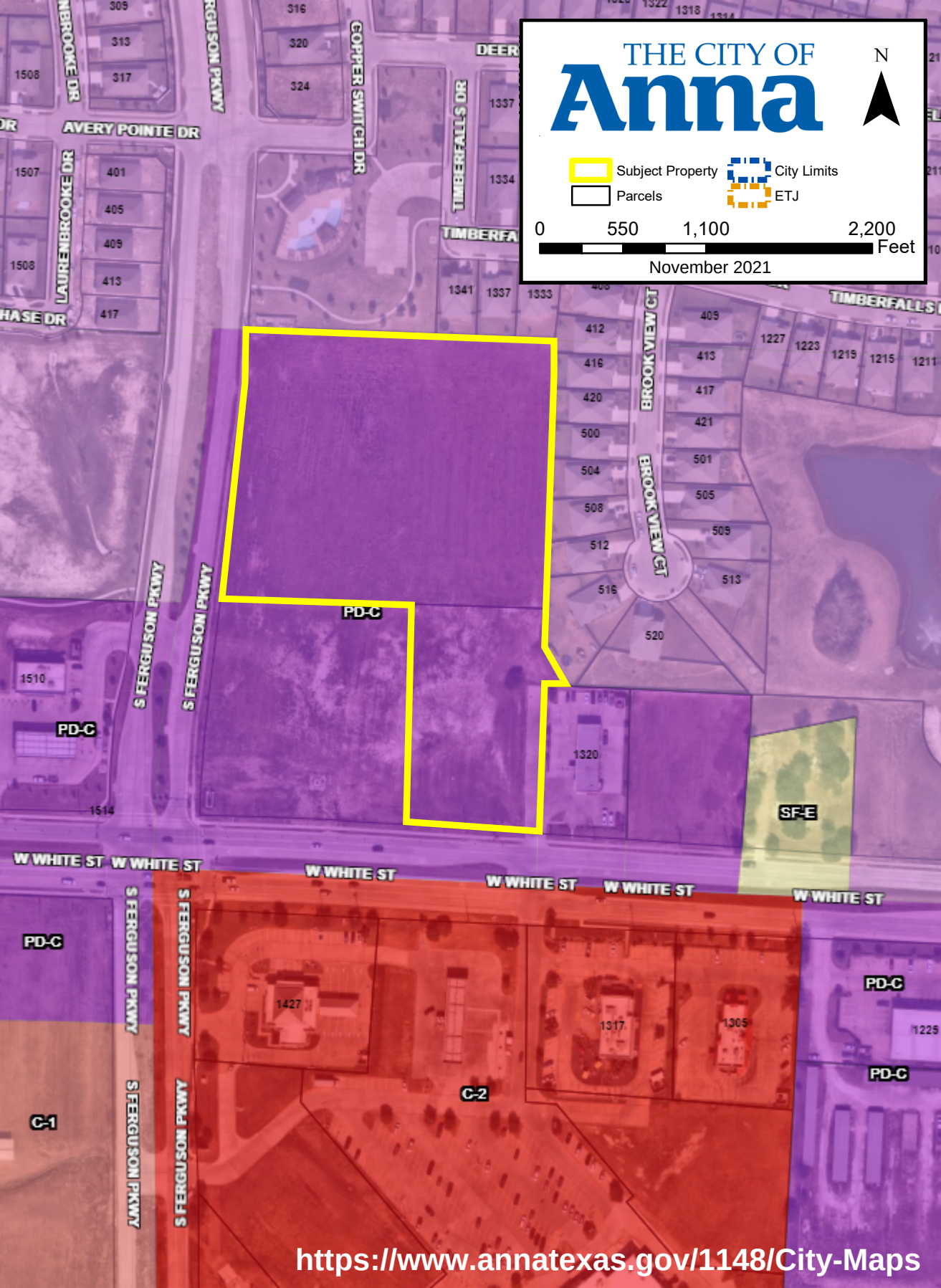
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	DEC. 2021	069264918	3 OF 3

OWNER:
Q Seminole Anna Town Center, LP
8111 Westchester Dr., Suite 800
Dallas, TX 75225
Ph: 214.884.3249
Contact: Brian Bischoff

APPLICANT:
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EXHIBIT A
PAGE 3 OF 3



THE CITY OF
Anna



-  Subject Property
-  City Limits
-  Parcels
-  ETJ

0 550 1,100 2,200
Feet

November 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Public Hearing: Request to amend zoning of 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway. Zoned Planned Development-General Commercial (PD-C-2) (Ord. No. 179-2005 as modified by Ord. No. 226-2005 & Ord. No. 709-2015)

Applicant: Anna 455 Commercial, LLC and Retail Buildings, Inc.

DESCRIPTION:

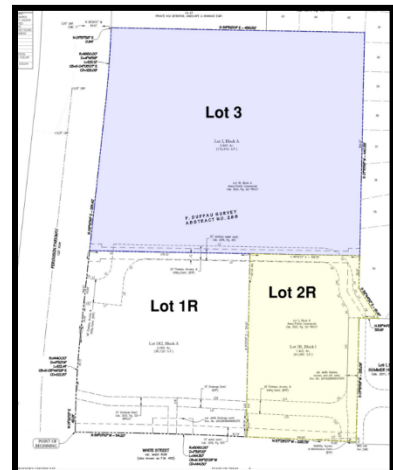
The applicant is requesting a Specific Use Permit to allow self-storage, mini-warehouse on Lot 3 as an additional allowed use and to amend Ordinance No. 179-2005 as modified by Ord. No. 226-2005 and Ord. No. 709-2015 by amending development standards associated with self-storage, mini-warehouse and reduce the required residential landscape buffering requirement on Lot 2R.

REMARKS:

The zoning associated with Ordinance No. 179-2005 established the commercial zoning along the north side of W. White Street as well as the residential zoning for the Avery Pointe Subdivision. The commercial zoning regulations were amended in 2015 to modify setbacks, lot width, and lot coverage.

The request before the Commission is specific to Lots 3 & 2R and is specific to 3 items

- Reduce the residential landscape buffering requirement on Lot 2R from 15 feet to 10 feet along the residential property line;
- Granting a specific use permit for self-storage, mini-warehouse facility on Lot 3; and
- Modifying development standards for self-storage, mini-warehouse land use to include;
 - Reduced building height adjacent to residential homes
 - Reduced parking for self-storage, mini-warehouse.



- Hours of operation
- Outdoor lighting standards
- Requirements for solid waste collection
- Prohibit outside storage

ISSUES:

Landscape Buffer

The Planned Development zoning (Ordinance No. 179-2005) established a 15-foot landscape buffer between commercial uses and the single-family residential lots. Section 9.06.006 Minimum landscaping requirements states:

Whenever a nonresidential use... is adjacent to a property used or zoned for single-family or duplex residential use, the more intensive land use shall provide a landscaped area of at least 10 feet in width along the common property line planted with one large tree (minimum three inches in caliper and seven feet in height at time of planting) for each 40 linear feet or portion thereof of adjacent exposure.

The applicant is requesting to reduce the landscape buffer only on Lot 2R to 10 feet and keeping it at 15 feet for Lot 3. The applicant is requesting this modification due to the construction of an existing fire lane shared between Lot 2R and Kwik Kar (Summerhill Addition, Block A, Lot 1). Aligning with the existing fire lane would cut into the 15-foot landscape buffer.

Self-storage, mini-warehouse

Specific Use Permit

When the initial zoning was approved by City Council for the commercial tract, the ordinance listed that the permitted uses would be the same as those permitted in the “C-2 General Commercial” zoning district. The ordinance went further and listed all permitted uses permitted in all commercial/retail areas. Self-storage, mini-warehouse was listed as a “Conditional Use”:

“Miniwarehouses – If approved by the Anna City Council as a Conditional Use per Section 6, Conditional Uses of the City of Anna Zoning Ordinance.”

Conditionals Uses, also known as specific use permits (SUP), is defined as:

“...any building, structure, and use which complies with the applicable regulations and standards governing conditional uses of the zoning district in which such building, structure, and use is located and for which a permit is granted.”

Subsection 9.04.036 Specific Use Permit (previously known as conditional uses) of the Zoning Ordinance establishes the procedures of a specific use permit and specifically states;

The designation of a specific use permit as possible in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each specific use permit application shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.

The Planning and Zoning Commission may recommend to city council certain safeguards and conditions concerning setbacks, ingress and egress, off-street parking and loading arrangement, location or construction of buildings and uses and operation.

Lighting

Within the City of Anna Zoning Ordinance is a section regulating outdoor lighting (Sec. 9.04.040 Outdoor lighting code). The intent of this section is to define practical and effective measures by which the obtrusive aspects of excessive and/or careless outdoor light usage can be minimized, while preserving safety, security, and the nighttime use and enjoyment of property.

Any development on the subject property would require full cutoff light fixtures that limits light above the horizontal. Additionally, all light fixtures are required to be located, aimed or shielded so as to minimize stray light trespassing across residential property boundaries. Light levels are not allowed to exceed a maximum of 0.25 footcandles at the property line of any residential property at a vertical point five feet above grade.

If the zoning was to be approved, a Lighting Plan would be required as part of the Site Plan approval process showing evidence of compliance with this section of the Zoning Ordinance.

Trash

The applicant is proposing a stipulation requiring the placement of trash receptacles (i.e., dumpsters) to be interior to a building rather than a separate, screened dumpster that could be placed within proximity to residential properties which is typical for most commercial businesses when adjacent to residential developments. The applicant indicated the dumpster would be rolled out on trash collection days and placed back within the structure after collection.

Open Storage

The applicant is proposing a stipulation that would prohibit open storage of vehicles, materials, equipment, or commodities.

Crime

As stated within the City of Anna Police Department's Mission Statement, the city is dedicated to creating a safe environment. The developer has stated that they will self-impose restricted hours of operation to remove people from being on the property within the night. The proposed concept plan shows the facility being gated which will reduce public access to the buildings. Additionally, access codes will be required to access the buildings from within the gated area.

Traffic Impact Analysis

Using the Institute of Traffic Engineers (ITE) Common Trip Generation Rates (PM Peak Hour) trip generation rates, staff calculated traffic generation rates of the proposed self-storage, mini warehouse development and compared them with three other potential uses that could be accommodated on this tract of land.

In determining other potential uses staff reviewed existing developments within the City of Anna and used a similar building footprint and lot coverage as the existing 14,000 square foot retail/restaurant shopping center located at the northeast corner of W. White Street and Throckmorton Boulevard (Salsa Tex-Mex, Leslie's Pool Supply, AT&T, etc.). Based on the land area staff determined that the mini-warehouse development area would be able to accommodate two (2) of these shopping center developments. Additionally, staff used the building footprint and lot coverage areas associated with the McDonald's and Chicken Express developments when considering restaurant with drive-through on the property.

The table below shows the estimated traffic generation during peak hours (4:00 p.m.-6:00 p.m.):

Proposed Development	PM Peak Hour
*Self-storage, mini warehouse (76,973 sq. ft.)	13
Potential Development Scenarios	
**Shopping Center (28,000 sq. ft.)	107
***General Office/Medical Office & Shopping Center (14,000 sq. ft. each)	86
**** Restaurant w/ drive-through (2 pad sites / 3,500 sq. ft. each) & Shopping Center (10,000 sq. ft.)	267

--	--

- * 0.17 trips per 1,000 SF GFA – Mini-Warehouse
- ** 3.81 trips per 1,000 SF GFA – Shopping Center
- *** 2.3 trips per 1,000 SF GFA – General Office & Medical-Dental Office
- **** 32.67 trips per 1,000 SF GFA – Restaurant w/ drive-through

From the table above, the proposed self-storage, mini warehouse development would generate significantly less traffic than other retail, office, and service type uses.

Parking

The applicant is proposing to amend the required parking for self-storage, mini-warehouse;

- Existing Requirement: 1 space per **20** storage units plus 1 space per 1,000 sf GFA of office space
- Proposed Requirement: 1 space per **100** storage units plus 1 space per 1,000 sf GFA of office space.

The concept plan currently shows 15 parking spaces outside of the gated area but does not specify the number of storage units.

City	Parking Regulations for self-storage/minim-warehouse
Anna	1 per 20 storage cubicles plus 1 per 1000 sf GFA of office and 2 per living quarters.
Carrollton	1 per each 40 storage units, with a minimum of 4 spaces
Celina	(Industrial uses) 1 space per 1,000 square feet of floor area
Frisco	Six (6) parking spaces per complex located outside of the security gates and accessible to the public. a. Interior parking spaces for loading and unloading may be included as parallel spaces between the fire lane and storage buildings.
Grapevine	1 per 3,000 sq. ft. of floor area
Lewisville	a. Non-climate controlled: ten-foot parallel loading or unloading lanes shall be provided around all buildings. The loading or unloading lanes shall be in addition to any required fire lanes. b. Climate controlled: One parking space for each 1,000 square feet of storage area.
Plano	One space for each 20 storage cubicles plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement.
Prosper	Four spaces per complex plus one additional space per 300 square feet

	of rental office.
Richardson	One space per 20 units plus parking required for office areas in accordance with the ratio for office uses. In no case shall fewer than five customer spaces be provided and indicated on the approved site plan.

There is inconsistency amongst the parking regulations of other Metroplex cities, as seen in the previous table.

PROPOSED DEVELOPMENT STIPULATIONS

The applicant is proposing the following stipulations to address the items listed above:

- Reduce the residential landscape buffering requirement for Lot 2R

The city's current landscape buffer requirement between a non-residential use and single-family dwelling is 10-feet. The Planned Development requires 15 feet for these properties. The request amendment is only on Lot 2R from 15 feet to 10 feet to accommodate the extension and alignment of an existing fire lane;

Specific to self-storage, mini-warehouse

- Reduced building height adjacent to residential homes.

The applicant is agreeing to limit building height to 1 story/25 feet adjacent to any residential home.

- Reduced parking

The applicants proposed parking (15 parking spaces) aligns more closely with the ITE's Peak Hour demand that is based on building square footage rather proposed storage cubicles.

- Hours of operation

The applicant has agreed to restrict hours of operation from 6:00 a.m. to 10:00 p.m.

- Outdoor lighting standards

The applicant will follow City of Anna Lighting Code requirements.

- Requirements for solid waste collection

Storage of trash receptacles will be interior to a building rather than a separate, screened dumpster. The applicant has stated that the dumpster would be rolled out on trash collection days and placed back within the structure after collection.

- Prohibit outside storage

The applicant is prohibiting outside storage.

SUMMARY:

Request to amend zoning of 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway. Zoned Planned Development-General Commercial (PD-C-2) (Ord. No. 179-2005 as modified by Ord. No. 226-2005 & Ord. No. 709-2015)

As part of the zoning request the applicants have submitted a Concept Plan for the self-storage, Site Plan for the restaurant/grocery, and Final Plat development application.

Lot 2R - Landscape buffer reduction request:

The applicant is requesting to reduce the required residential landscape buffering from 15 feet to 10 feet in order to align the proposed fire lane extension with the existing fire lane. If the property were not within a planned development, the restaurant/grocery store would be permitted with a 10-foot residential landscape buffer.

Lot 3 - SUP self-storage, mini-warehouse with modified development standards.

As part of the original Planned Development zoning the City Council approved self-storage, mini-warehouse as a conditional use. The specific use permit process gives the Planning & Zoning Commission and City Council the ability to evaluate land use proposals on a case-by-case basis to ensure that safeguards are in place prior to construction. Specific use permit application shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public. The applicant is proposing certain safeguards and conditions to address residential adjacency concerns.

RECOMMENDATION:

Staff recommends approval of reducing the residential landscape buffering from 15 feet to 10 feet on Lot 2R.

Staff is neutral to granting the Specific Use Permit to allow self-storage, mini-warehouse. However, if the Planning & Zoning Commission is supportive of the self-storage, mini-warehouse land use staff recommends amending the existing ordinance as follows.

Exhibit C of Ordinance No. 179-2005 is hereby amended by changing as follows:

4. General Conditions:

- 4.5 Residential Buffering: In addition to the six (6) foot masonry screening wall, as noted above in Section 4.4, steps shall be taken to buffer and/or screen commercial users within Tract C from residential users. A landscape buffer area, a minimum of fifteen (15) feet in width, shall be provided on the commercial property adjacent to existing or proposed residential uses. The width of the landscape buffer area shall be reduced to ten (10) feet in width within the limits of Block A, Lot 2R. This landscape buffer area will be located within the limits of Tract C and will contain trees (minimum 3" caliper) planted a maximum of fifty (50) feet apart. In areas where there is an overlap of the landscape buffer area with an easement, alternative plantings may be provided subject to approval by the City of Anna Public Works Department.
- 4.7 Parking Requirements: Unless otherwise defined herein, parking requirements shall comply with the ordinances of the City of Anna as they presently exist or as they may be amended.
- a. Self-storage, mini-warehouse - 1 space per 100 storage units plus 1 space per 1,000 sf GFA of office space.

Granting a specific use permit for self-storage, mini-warehouse on Avery Pointe Commercial, Block A, Lot 3, with the following standards:

- a. Hours of operation: 6:00 a.m. to 10:00 p.m.
- b. Outside storage is prohibited.
- c. Two-story buildings must be setback 160 feet from the eastern property boundary.
- d. Trash receptacles shall be interior to a building.
- e. Plats and/or site plans submitted for the development of self-storage shall generally conform to the concept plan illustrated on Exhibit D. Non-substantial changes of detail on the final site plan(s) that differ from Exhibit D may be authorized by the City Council with the approval of the final site plan(s) and without public hearing.

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Concept Plan: Avery Pointe Commercial, Block A, Lot 3

Applicant: Anna 455 Commercial, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 3, Concept Plan.

SUMMARY:

Self-storage, mini-warehouse on one lot on 4.0± acres located on the east side of S. Ferguson Parkway, 323± feet north of W. White Street. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, and 179-2005).

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 self-storage, mini-warehouse development and related site improvements.

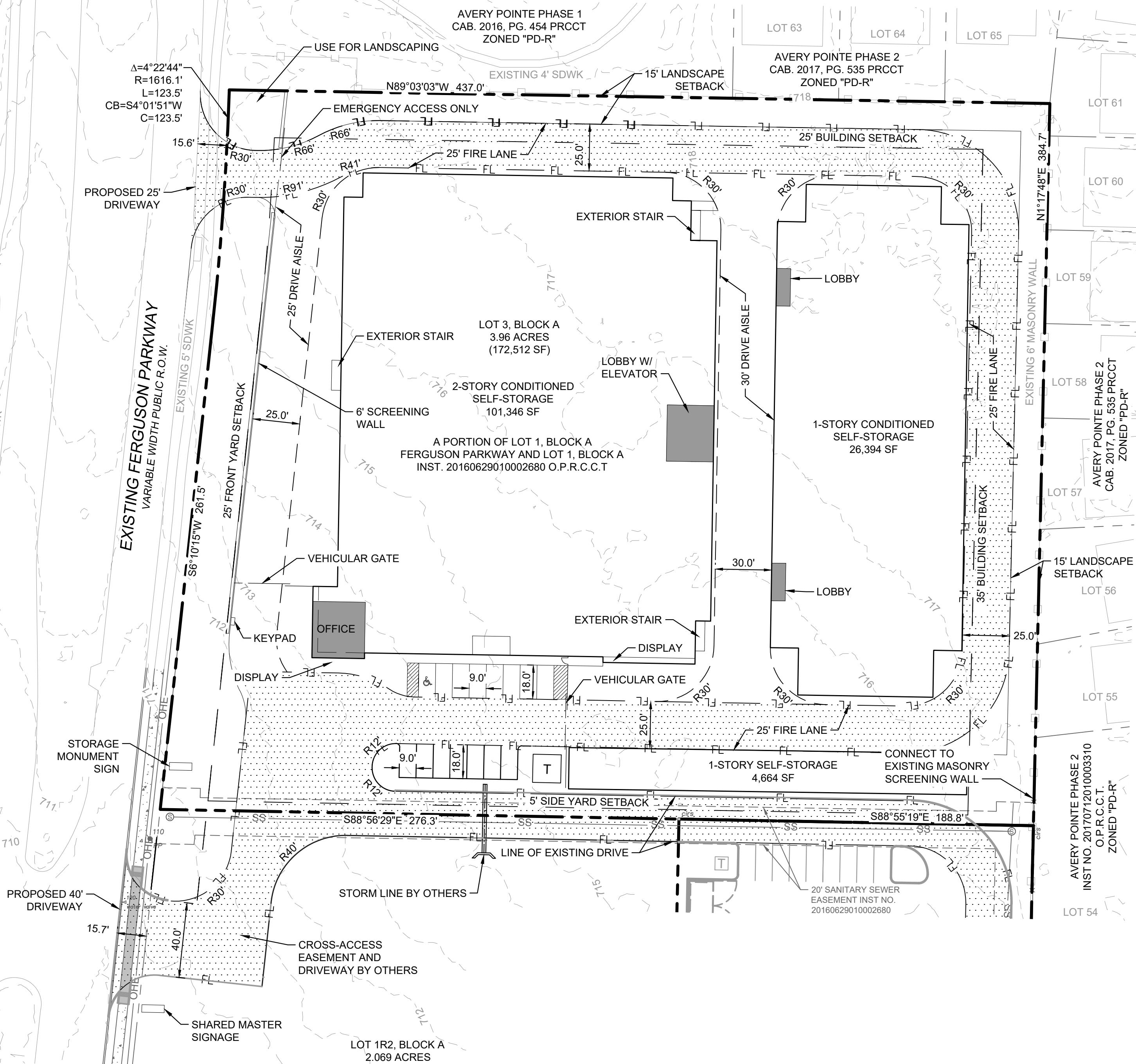
RECOMMENDATION:

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

ATTACHMENTS:

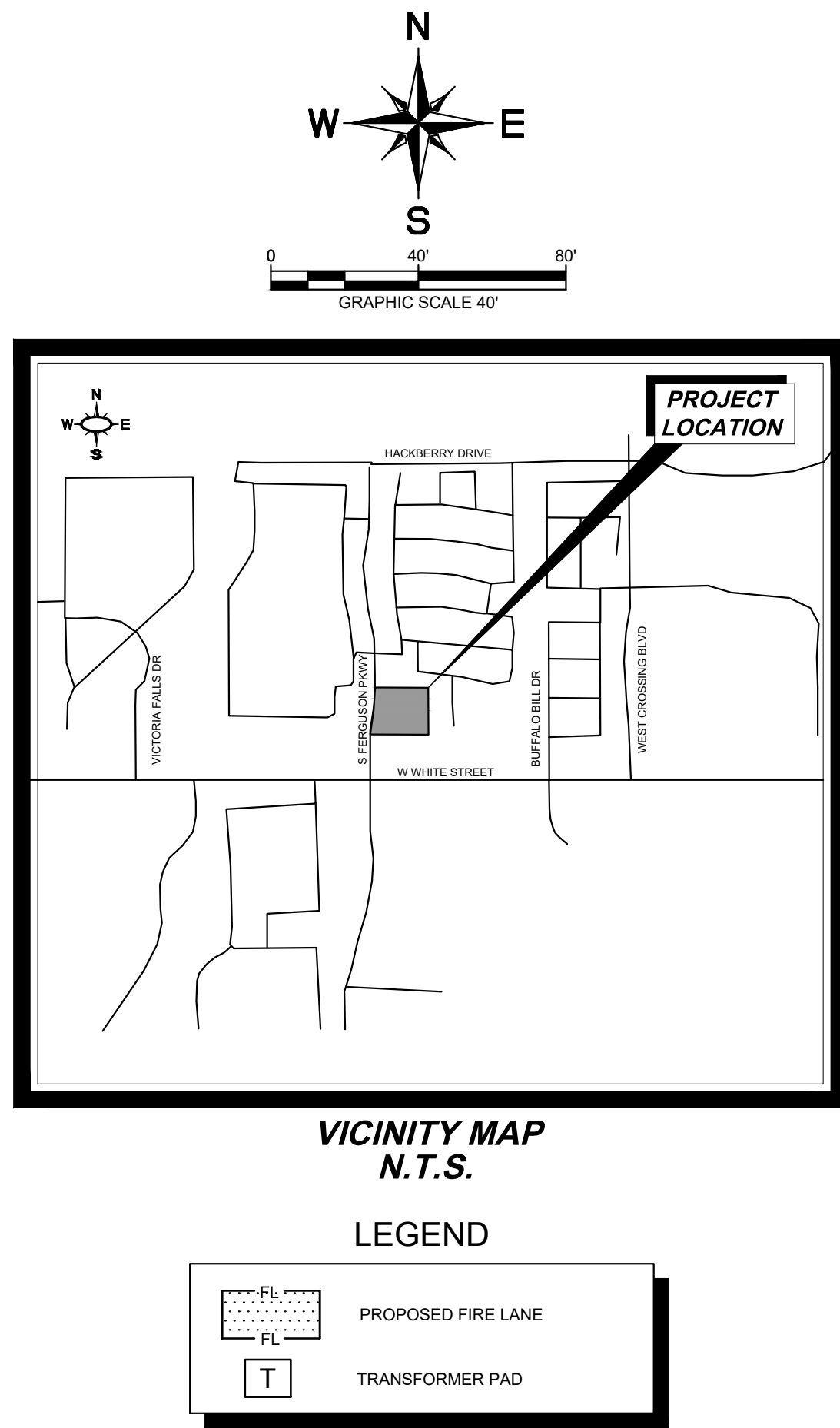
Exhibit

This document, together with the concepts and designs presented herein, as an instrument of servit



CONCEPT PLAN NOTES

1. TWO (2) ROLL-OUT DUMPSTERS WILL BE PROVIDED AND STORED IN AN ON-SITE UNIT.



SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
LOT NUMBER	LOT 3
ZONING	PD
LAND USE	SELF-STORAGE
LOT AREA / SQ. FT. AND AC.	172,512 SF, 3.96 ACRES
BUILDING FOOTPRINT AREA (TOTAL)	81,731 SF
BUILDING HEIGHT (number of stories)	2 STORIES, 1 STORY
BUILDING HEIGHT (FEET)	35' Max
LOT COVERAGE	47.3%
PARKING	
PARKING REQUIRED (RATIO)	1 SPACE PER 100 UNITS PLUS 1 SPACE PER 1 OFFICE
NUMBER OF STORAGE UNITS	900
NUMBER OF OFFICES	1
PARKING REQUIRED	10
PARKING PROVIDED	15
A CCESSIBLE PARKING REQUIRED	1
A CCESSIBLE PARKING PROVIDED	1
LANDSCAPE AREA	
REQUIRED INTERIOR LANDSCAPE AREA	120 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	300 SF
TOTAL LANDSCAPE AREA	300 SF

CONCEPT PLAN
AVERY POINTE COMMERCIAL
BLOCK A, LOT 3
Being ±3.96 Acres Out Of The
F. DUFFAU SURVEY, Abstract No. 288
Abstract No.288
Zoned: PD
City of Anna, Collin County, Texas
November 29, 2021

Owner/Applicant: Anna 455 Commercial LP 10950 Research Road Frisco, Texas 75034 Contact: Clint Richardson Phone: (214) 387-3993 Email: richardson@blandresources.com	Engineer: Kimley-Horn and Associates, Inc. 13455 Noel Rd, Two Galleria Office Tower, Ste. 700 Dallas, Texas 75240 Contact: Jonathan Kerby, P.E. Phone: (972) 770-1300 Email: jonathan.kerby@kimley-korn.com
--	--

CONCEPT PLAN

SELF STORAGE
CITY OF ANNA, TX, 75068
DENTON COUNTY

KHA PROJECT N/A	DATE NOVEMBER 2021	SCALE AS SHOWN	DESIGNED BY RAC	DRAWN BY JCK	CHECKED BY RCL
--------------------	-----------------------	-------------------	--------------------	-----------------	-------------------

Kimley»»Horn

© 2021 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY
-----	-----------	------	----

CITY OF ANNA

Planning & Zoning Commission

December 6, 2021

Site Plan: Avery Pointe Commercial, Block A, Lot 2R

Applicant: Retail Buildings, Inc.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.

SUMMARY:

Restaurant and grocery store on one lot on 1.4± acre located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, and 179-2005).

This site plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose of the site plan is to show the proposed Braum's restaurant and grocery store development site improvements. The site plan complies with the zoning district regulations as requested by the zoning case.

RECOMMENDATION:

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

ATTACHMENTS:

Exhibit

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Please see the attached email statement on my opposition of the
storage facility

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

Jessica Hurley

Name (Please Print)

Signature

1701 Avery Pointe Dr. Anna 75409

Address

November 22, 2021

Date

Attachment is the same as the email received
11/15/2021
Planning & Development

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

Lauren Mecke

From: Ross Altobelli
Sent: Monday, November 15, 2021 8:12 AM
To: Lauren Mecke
Subject: FW: PROPOSED mini self storage in front of Avery Pointe Community

Ross Altobelli
Director of Development Services
City of Anna, Texas
Office: 972-924-2616



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From: Jessica Hurley
Sent: Saturday, November 13, 2021 12:24 AM
To: Nate Pike <npike@annatexas.gov>; Jim Proce <jproce@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>; Ross Altobelli <raltobelli@annatexas.gov>; Council <Council@annatexas.gov>; Kevin Toten <ktoten@annatexas.gov>; Josh Vollmer <jvollmer@annatexas.gov>; Stan Carver <scarver@annatexas.gov>; Randy Atchley <ratchley@annatexas.gov>; Danny Ussery <dussery@annatexas.gov>; Lee Miller <lmiller@annatexas.gov>
Subject: PROPOSED mini self storage in front of Avery Pointe Community

Good evening all. I am writing to express that I am STRONGLY opposed to having a storage facility erected in front of the Avery Pointe Community.

There are various reasons as to why I am opposed to them and I will list and explain them below.

Thank you for taking a few mins out of your day to read and consider my facts, feelings, and opinions.

- #1 HOT SPOT FOR CRIME AND ILLICIT ACTIVITY
- #2 INCREASE IN TRASH, DEBRIS, TRAFFIC, RODENTS and UNWANTED PESTS
- #3 EYESORE AND WILL LOWER PROPERTY VALUES
- #4 WE ALREADY HAVE A STORAGE UNIT LESS THAN A MILE AWAY

HOT SPOT FOR CRIME, Storage units are NOTORIOUS for being a hotbed for various types of crime. Drugs, Drug manufacturing, distribution. Assault, murder, sexual assault. Human trafficking, child molestation. Theft, B&E's of houses and cars in the near areas. We are already seeing an uptick in criminal activity as we are growing, another storage unit in a RESIDENTIAL area would only add to that. High-crime areas deter people from wanting to move here and invite criminals and illegal activity.

INCREASE IN TRASH, DEBRIS, RODENTS, and UNWANTED PESTS- I feel this is pretty self-explanatory.

TRAFFIC is already becoming an issue with the new car wash add in the Dollar Tree and the upcoming expansion of the community at the end of Ferguson. This facility will only lead to more accidents and casualties, Vehicle V Vehicle, and Vehicle V pedestrian.

EYESORE, DECREASE PROPERTY VALUES. When you google storage units in any area in the USA they are typically in

rundown, high crime areas. That is NOT what YOU or I moved here for.

With increased crime and unappealing buildings and venues come decreased property values. We came here to raise our family and grow with Anna, we were sold on all the visions that Anna had shared with the community for its future. We purchased our very first house here and now we are risking our investment with this proposed storage facility.

WE ALREADY HAVE A STORAGE UNIT LESS THAN A MILE AWAY and AT LEAST 5 others in Anna, Do we REALLY need another storage facility, let alone one right in the middle of a residential community?

What doesn't make sense to me is, we are adding in an 800 MILLION dollar community just down the road from the proposed area, a storage facility is pretty undesirable and unappealing. I just don't see how the facility would complement the current and future landscape.

We should leave that area alone, for now, more businesses are coming in all the time. Anna would be better suited for a sit-down restaurant or retail spaces for more tax revenue and options for the city and its residents.

How are we selling a vision of Anna and it's beauty, warm welcomes, and sustainability?

Y'all said it best "**Keep Anna Beautiful**", PLEASE DON'T GO "**spoiling our views and decreasing our property values**" *<https://www.annatexas.gov/1219/Keep-Anna-Beautiful>*

PLEASE VOT

E NO TO THIS- When you are casting your vote, ask yourself-

Would you want this storage unit in front of your house, decreasing your property value and quality of life?

Are you okay with all of the crime, drugs, and illegal weapons traffic this would welcome?

Do you feel safe with your children playing outside of this facility with their friends without supervision?

If you answered or even thought NO- Then PLEASE VOTE NO for your children/grandchildren and mine!

--

Slàinte Mhath
Jessica Hurley



Virus-free. www.avg.com

Lauren Mecke

From: Ross Altobelli
Sent: Monday, November 15, 2021 8:12 AM
To: Lauren Mecke
Subject: FW: Concerns over Storage Facility Proposal near Avery Pointe

Ross Altobelli
Director of Development Services
City of Anna, Texas
Office: 972-924-2616



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From: Anne Norment
Sent: Saturday, November 13, 2021 9:35 AM
To: Council <Council@annatexas.gov>; Lee Norment <lee.t.norment@gmail.com>; Jim Proce <jproce@annatexas.gov>; Nate Pike <npike@annatexas.gov>; Ross Altobelli <raltobelli@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>
Subject: Concerns over Storage Facility Proposal near Avery Pointe

Good morning.

Thank you all for your time reading my email of concerns over the proposed storage facility outside of Avery Pointe Estates.

My concerns over this proposal are as follows:

- 1) property value- as one of the homes bordering the land, I foresee a drastic drop in my home's value with the addition of a storage facility as a "backyard neighbor". It will cost my family, and many others, tens of thousands of dollars upon sale of their home, while making their homes less enjoyable in the meantime. Which leads me to my next point:
- 2) Disturbances - as a self-storage facility, there will likely be lights and noise throughout the night. Directly bordering a neighborhood is a poor location choice for any 24 hour facility.
- 3) Safety - as the sister of a police officer, I know that self-storage facilities are very common attractors of crime. Anna is a safe and beautiful city. That is why we chose this location in which to grow and raise our family, which currently consists of me, my husband, our 3 year old and 1 year old. The addition of more storage facilities will change the level of safety over time and the fact that it would be right behind our home means it would change for us the quickest.

I implore you to keep Anna beautiful, peaceful, and safe by rejecting the proposal of a storage facility at the corner of White St and Ferguson.

Thank you for your time and consideration.

Anne and Lee Norment and children

From: [Anne Norment](#)
To: [Lauren Mecke](#)
Subject: Zoning Response
Date: Sunday, November 21, 2021 11:00:21 AM

Good morning.

Please find attached our response regarding the zoning proposition for the lot at the corner of White Street and Ferguson. For your convenience and increased legibility, I will type out our comments below:

We, as owners of lot 63, 1341 Timberfalls Drive, are opposed to the intended use of lots 1R and 3 on the grounds of health, safety, and welfare. A self-storage/mini-warehouse will impact our property values, costing us tens of thousands of dollars upon sale of our home. The 24/7 lights, noise, and debris will create an uncomfortable environment in the meantime. A storage facility will also attract crime, making our home unsafe for us and our young children. We approve of the proposed changes to lot 2R and would like to propose those changes to all 3 zones.

Thank you,
Anne and Lee Norment
1341 Timberfalls Drive

THE CITY OF
Anna

Please circle one:
In favor of request Neutral to request Opposed to request

Comments:
We, as owners of lot 63, 1341 Timberfalls Drive, opposed to the intended use of lots 1R and 3 on the grounds of health, safety, and welfare. A self-storage/mini-warehouse will impact our property values, costing us tens of thousands of dollars upon sale of our home. The 24/7 lights, noise, and debris will create an uncomfortable environment in the meantime. A storage facility will also attract crime, making our home unsafe for us and our young children. We approve of the proposed changes to lot 2R and would like to propose those changes to all 3 zones. By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Name (Please Print) Anne Norment
Signature Lee Norment
Address 1341 Timberfalls Drive
Date 11/21/2021

Please return this form to:
USPS Mail:
City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409
Or by e-mail to
LMECKE@annatexas.gov
Subject: Zoning Response

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

Annex Police & Commercial, Block A, Units 28 & 3 12/16/2021

From: Ross Altobelli
Sent: Monday, November 15, 2021 8:12 AM
To: Lauren Mecke
Subject: FW: Mini Storage

Ross Altobelli
Director of Development Services
City of Anna, Texas
Office: 972-924-2616



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From: Amanda Leal
Sent: Saturday, November 13, 2021 10:07 AM
To: Nate Pike <npike@annatexas.gov>; Jim Proce <jproce@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>; Council <Council@annatexas.gov>; Ross Altobelli <raltobelli@annatexas.gov>
Subject: Mini Storage

Hello,

I am writing you regarding the proposed Mini Self Store project, to be built immediately adjacent to Avery Pointe East. I am greatly concerned about property value and the safety concerns that a self-storage facility brings. Other immediate concerns include general appearance, noise, the traffic load on Ferguson, hours of operation, night lighting, criminal activity, and illicit drug sales. As a mother of 2 young children safety at and around our home is my #1 priority and the reason we chose to move to Anna and buy a home in this community. I would be very disappointed if I would have to consider not enjoying an evening walk, dinner or days at the pool due to a self-storage being so close us. Please reconsider approving this self-storage project next to a community causing families to worry for theirs and their family's safety because of it.

Thank you,
Amanda Leal
Avery Pointe Estates Homeowner

Lauren Mecke

From: Ross Altobelli
Sent: Monday, November 15, 2021 8:13 AM
To: Lauren Mecke
Subject: FW: Proposed Mini Self Storage in front of Avery Pointe

Ross Altobelli
Director of Development Services
City of Anna, Texas
Office: 972-924-2616



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From: Tara Ebbinghaus
Sent: Saturday, November 13, 2021 11:27 AM
To: Nate Pike <npike@annatexas.gov>; Jim Proce <jproce@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>; Council <Council@annatexas.gov>; Ross Altobelli <raltobelli@annatexas.gov>
Subject: Proposed Mini Self Storage in front of Avery Pointe

Good Morning,

I am writing you today in regards to the proposed storage facility in front of the Avery Pointe Community. As an Avery Pointe resident, I am **strongly against** having this facility in front of the neighborhood I live in. There are various reasons as to why I am opposed to this proposed development:

1. Hot Spot for Crime - Storage units are known for being a hotbed for various types of crime due to security being limited to cameras. Theft, drugs, assault and murder are just a few of the types of crime we would be inviting so close to our neighborhood.
2. Traffic - As Anna continues to grow, traveling in and out of Anna, especially during peak times, is already challenging. And with the announcement of the new development and shops directly behind Avery Pointe, the new Dollar Tree, car wash and various mini malls being built on 455, traffic is already going to increase significantly.
3. Decrease in Property Value - Storage facilities aren't typically very eye appealing and this facility would be at the entrance of our development. I'm concerned that the home we bought here, the investment we made in our future and in Anna is in jeopardy.
4. Need - When I google storage units in Anna, there are 6 within 5 miles of my home. Is this really what Anna residents need? And right in front a family friendly, quiet neighborhood?

My husband and I have lived in Anna for 8 years, we built our first home here, because we were excited to see Anna grow. We bought in on the vision of Anna becoming the "next Frisco" and while there have been many exciting developments in this town, this proposed storage facility isn't one of them. There has to be a better option for this land.

When this proposal comes up for a vote, I implore you to vote **No**, not only for the residents of Avery Pointe, but for all of Anna. I understand development is part of this town growing but shouldn't it be something Anna residents are excited about? Please don't develop just for development sake.

Thank you for taking the time to read my email and for all you do to make Anna better.

Tara Ebbinghaus
Avery Pointe Resident

Sent from my iPhone

Lauren Mecke

From: Ross Altobelli
Sent: Monday, November 15, 2021 8:14 AM
To: Lauren Mecke
Subject: FW: The proposed Mini Self Store project

Ross Altobelli
Director of Development Services
City of Anna, Texas
Office: 972-924-2616



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From: Rachel H
Sent: Sunday, November 14, 2021 5:29 PM
To: Nate Pike <npike@annatexas.gov>; Jim Proce <jproce@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>
Cc: Council <Council@annatexas.gov>; Ross Altobelli <raltobelli@annatexas.gov>
Subject: The proposed Mini Self Store project

Good evening!

I am writing to express that I am STRONGLY opposed to having a storage facility erected in front of the Avery Pointe Community.

I have numerous reasons as to why I am opposed to them and I will list and explain them below.

1. HOTSPOT FOR CRIME AND ILLICIT ACTIVITY
2. EYESORE AND WILL LOWER PROPERTY VALUES
3. **Storage units are NOTORIOUS for being a hotbed for various types of crime.** Drugs, Drug manufacturing, distribution. Assault, murder, sexual assault. Human trafficking, child molestation. Theft, B&E's of houses and cars in the near areas. We are already seeing an uptick in criminal activity as we are growing, another storage unit in a RESIDENTIAL area would only add to that. High-crime areas deter people from wanting to move here and invite criminals and illegal activity.
4. INCREASE IN TRASH, DEBRIS, RODENTS, and UNWANTED PESTS- I feel this is pretty self-explanatory.
5. LACK OF PRIVACY FOR THOSE WHO ARE THE NEAREST TO THE STORAGE PROPERTY. This property will literally be in their backyard and well as in the direct view of residence utilizing the neighborhood pool.

6. WE ALREADY HAVE AN EXISTING STORAGE UNIT THAT IS IN A REASONABLE DISTANCE AND AREA. The drive to the current storage location is within reasonable distance for most Anna residents. If anything there needs to be another storage unit it needs to exist along the highway next to Walmart.
7. INCREASED TRAFFIC AND ACCESS ISSUES ALONG WHITE STREET. We already are having issues with traffic flow around the city, this would add to the compounding issue and stress we already deal with. Traffic is already becoming an issue with the new car wash add in the Dollar Tree and the upcoming expansion of the community at the end of Ferguson. This facility will only lead to more accidents and casualties, Vehicle V Vehicle, and Vehicle V pedestrian.
8. PROPERTY VALUES. When you google storage units in any area in the USA they are typically in rundown, high crime areas. That is NOT what YOU or I moved here for. With increased crime and unappealing buildings and venues come decreased property values. We came here to raise our family and grow with Anna, we were sold on all the visions that Anna had shared with the community for its future.
9. NOT A GOOD REVENUE CALL. I can't imagine this bringing that much more revenue to the city at all. It can only hold so many units anyway, therefore causing the city to have yet another space that is not of much utilization. Anna already has quite a bit of under utilized real estate that has yet to be repurposed.
10. THERE ARE SO MANY OTHER THINGS THE CITY OF ANNA NEEDS. We so desperately need another grocer, pharmacy and urgent care. With so many people moving to Anna and the surrounding areas, we need a better and sustainable supply of the bare necessities even in the nation's current climate.

I hope that you hear me and my fellow residents in our outcry of concern for this project. We all want what's best for our city and want to continue to live in a safe and beautiful city.

I appreciate the time you have taken to read this email and I hope that you all will take these issues into consideration.

Thank you,
Rachel Hamilton



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I oppose the storage unit to be built for the following reasons:

The attraction of crime and other nefarious activities.

The creation and source of pollution to nearby areas especially our neighborhood.

The fact that it will cause more congestion in traffic in the area.

The fact that the store unit is not a needed due to the fact there is one down the street.

Also, the there many other locations that would be better suitable that this area.

Lastly, Anna could use many other retail or restaurants in the area rather than a storage unit.

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

Rachel Hamilton

Name (Please Print)

Rachel Hamilton

Signature

308 Copperswitch Drive

Address

12/2/2021

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

Lauren Mecke

From: Ross Altobelli
Sent: Monday, November 15, 2021 8:17 AM
To: Lauren Mecke
Subject: FW: Development of vacant land at White Street and Ferguson Parkway

Ross Altobelli
Director of Development Services
City of Anna, Texas
Office: 972-924-2616



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From: William Brush
Sent: Sunday, November 14, 2021 10:40 PM
To: Nate Pike <npike@annatexas.gov>; Jim Proce <jproce@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>; Ross Altobelli <raltobelli@annatexas.gov>; Kevin Toten <ktoten@annatexas.gov>; Stan Carver <scarver@annatexas.gov>; Randy Atchley <ratchley@annatexas.gov>; Danny Ussery <dussery@annatexas.gov>
Subject: Development of vacant land at White Street and Ferguson Parkway

Gentlemen,

The good people of Anna have elected or employed you to guide the City through this very turbulent development phase of the City's history. It would be great if you could simply jump into the DeLorean and skip forward 10, 15 or 20 years to see if your decisions worked out as intended. Unfortunately, that isn't possible so, you will have to rely on your instincts that have served the City so well to this juncture.

I am writing regarding a developer's proposal to build a two-story, Mini Self Store complex at the subject location. The intersection of White and Ferguson represents the Western approach to Downtown Anna, the entrance to Avery Pointe Estates and the soon to be started Annacapri Megatel Improvement District to the North, Sue Evelyn Rattan Elementary School, Oak Hollow and Lakeview Estates to the South. Given the extension of Ferguson Parkway North to Rosamond Parkway and, ultimately, South to Outer Loop Road, it could be argued that this intersection will become a major crossroad within the City.

The question is how should the vacant land at this crossroad be used? What do commuters want to see on their transit through the City? What type of commercial enterprises would the local residents want to visit and support? How is the City best served by the development of this land?

In my mind, a two-story Mini Self Store facility is not the answer. The negatives of this type of establishment far outweigh the positives. Major concerns would be general appearance, garbage and debris management, vermin, hours of operation, noise, night lighting and acting as a magnet for criminal activity such as the sales

of illicit drugs, stolen property, etc. There have to be other location options within Anna City limits for this type of business.

A far better use of this area would be retail shops, coffee shops, cafes and restaurants. These types of businesses improve the community way of life and increase area property values.

Please fulfill your commitment to enhance the livability of our great and growing City for the benefit of all residents.

Respectfully submitted,

William Brush
1330 Crossvine Drive

From: Kimberly Winarski
Sent: Tuesday, November 16, 2021 3:29 PM
To: Ross Altobelli; Lauren Mecke
Subject: FW: Online Form Submittal: Contact Us

Hi Ross and Lauren,

Please see below.

Sincerely,
Kimberly Winarski

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, November 16, 2021 3:28 PM
To: Kimberly Winarski <kwinarski@annatexas.gov>; Ryan Henderson <rhenderson@annatexas.gov>
Subject: Online Form Submittal: Contact Us

If you are having problems viewing this HTML email, click to view a [Text version](#).

Contact Us

Contact Information

Please complete the online form below to submit your questions / comments. This form is monitored during business hours. If you would like to contact us by phone, you may call (972) 924-3325. If this is an After Hours Utility/Water Emergency please call 214-585-7725. If this is a Life emergency dial 911.

Name:*	Julia Gilsdorf Ramirez		
Address:*	1905 RUSTIC DRIVE		
City:*	PLANO		
State:*	TX	Zip Code:*	75075
Phone Number:*	9729853887		
Email Address:*			

Questions or Comments

Please select the department(s) you wish to contact:*

- | | |
|--|--|
| ☒ City Manager | ☐ Municipal Court |
| ☐ City Secretary | ☐ Neighborhood Services |
| ☐ Code Compliance | ☐ Parks and Recreation |
| ☐ Communications | ☒ Planning and Development |
| ☐ Economic Development | ☐ Police Department |
| ☐ Finance Department | ☐ Public Works |
| ☐ Fire Department | ☐ Trash and Recycling |
| ☐ Human Resources | ☐ Utility Billing |

Please provide details to your questions / comment below:*

My husband and I are in the final stages of purchasing a new house in Anna. We have lived in Plano for many years, and are looking forward to our new home and community. But, we are very disappointed to find out that a 2-story self storage facility has been proposed for the corner of Furguson and White streets. This would be a terrible eyesore for the city, and extremely detrimental to the nearby neighborhoods. In fact, it would certainly deter us from continuing our plans to leave well-planned Plano for "haphazard" Anna. In order to make Anna the prosperous city it has all the potential to be, the government must consider long term consequences and the wishes of the people. Thank you

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.annatexas.gov/Admin/FormHistory.aspx?SID=4843>

The following form was submitted via your website: Contact Us

Name:: Julia Gilsdorf Ramirez

Address:: 1905 RUSTIC DRIVE

City:: PLANO

State:: TX

Zip Code:: 75075

Phone Number:: 9729853887

Email Address::

Please select the department(s) you wish to contact:: City Manager,Planning and Development

Please provide details to your questions / comment below:: My husband and I are in the final stages of purchasing a new house in Anna. We have lived in Plano for many years, and are looking forward to our new home and community. But, we are very disappointed to find out that a 2-story self storage facility has been proposed for the corner of Furguson and White streets. This would be a terrible eyesore for the city, and extremely detrimental to the nearby neighborhoods. In fact, it would certainly deter us from continuing our plans to leave well-planned Plano for "haphazard" Anna. In order to make Anna the prosperous city it has all the potential to be, the government must consider long term consequences and the wishes of the people. Thank you

Additional Information:

Form submitted on: 11/16/2021 3:27:53 PM

Submitted from IP Address: 47.186.4.63

Referrer Page: <https://www.annatexas.gov/891/Planning-and-Zoning-Commission>

Form Address: <http://www.annatexas.gov/Forms.aspx?FID=41>

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

- Criminal activity will increase bc of lack of staff, poor lighting and security, ie drugs, theft, and assault.
- Noise levels will exceed because of people moving things at all times day/night
- Home values will lower

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

Sen Simmone

Name (Please Print)

[Signature]

Signature

516 Westpark Dr

Address

11-29-21

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

Avery Pointe Commercial, Block A, Lots 20 & 3 11/30/2021

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I agree with the sentiments of
the included letter to oppose.

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

James Simmons

Name (Please Print)

Signature

Address

11-29-21

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

Avery Polite Commercial, Block A, Lots 20 & 3 11/06/2021

Hello,

We hope this email finds you well.

We are writing this in regards to the recent proposal of the mini storage facility.

It has been discussed that the storage facility is proposed to be placed in area by the front of our housing addition, Avery Pointe Estates. We would like to provide the reasoning behind why we do not want this facility placed by our community and how it would negatively impact the city/area.

Coming from someone who currently works in the security industry, we do not want a mini storage unit in the proposed area due to the following reasons associated with self-storage facilities,

Criminal activity will greatly increase due to the nature of the facility, lack of staff, poor lighting, lack of maintenance, and security. i.e. drugs, theft, burglary, and assault.
Rodents and insects will be more prominent. This is associated with ALL storage facilities.
Not everyone is as clean as we would prefer.
Noise levels will exceed the present levels due to the hours of the storage facilities operation.
People often move things all hours of the day/night.
Garbage and other waste or debris will be left by dumpsters and trash bins.
Home values will lower due to the above listed items.

What are the statistics or information that backs up the above statements? Please see below.

Per ABC News: Denver, CO storage units experience as many as 1 crime such as burglary or assault every 2 months. This was reported for the year of 2020.

Per Wichita Falls, TX PD: Self-storage units or businesses provide a unique target for criminals due to the items that are often stored there. Additionally, criminal conduct can go unnoticed due to low traffic within the storage area.

Per Houston, TX PD: Self-storage units are often a haven for criminals and are reported to be the #1 cause of burglaries. Just from 2010-2013 there were 34 break-ins reported.

Per Arlington, TX PD: Two people burglarized a storage facility during the hours

Per Arlington, TX PD: Two people burglarized a storage facility during the hours of 12:30 PM-1:30 PM In April of 2021.

Per Dallas, TX PD: In December of 2014 three individuals burglarized 155 storage units around midnight.

Per Houston, TX PD: In March of 2021 a female teenager was kidnapped and held captive in a storage unit for 5 days. She was also sexually assaulted during the incident. This case is possibly associated with the human trafficking ring in Houston.

The above are just a few reports or incidents that have occurred among thousands. It's not just nighttime that storage facilities bring in criminals. It's all hours of the night and day that these incidents occur. This is an issue in every state and every city. Who is to say these criminals won't move on to the nearby homes or vehicles parked in our community? This is a major safety concern not only for our family, but for all people in the community and city.

There are far better options for the land and far better areas for a storage facility to be placed. i.e. away from families, schools, and homes!

Examples of things that would benefit the community and city are listed as follows,

- YMCA or Gym
- Community Library
- Retail Shops
- Restaurants
- Coffee Shops
- Community Garden
- Community Park
- Community Dog Park
- Community Food Truck Yard
- Grocery Store
- Hardware Store
- Movie Theater
- Health Clinic

In closing, we urge you to please review the hardships and issues that the storage facility could cause in the future. We implore you to reconsider the proposed and commit to enhance our city.

From: [Skylar Maple](#)
To: [Lauren Mecke](#)
Subject: Zoning Response - Avery Pointe Homeowner
Date: Monday, November 22, 2021 11:47:00 PM

I hope this email finds you well,

I would like to let the City of Anna know that my household is NOT in favor of the purposed Storage Unit. This is to be built on S. Ferguson and White St.. It will not add to our life here in Anna; there is another storage unit down the street. This land should be used for a retail business in order to bring value to the land and property around it. I would also imagine that a Storage Unit means bright security lights in my front windows at night.

Please think about the people around this land and the value that it could provide the city and add property value for the residents.

If there is a form I need to fill out, please let me know.

Thank you,

Skylar Maple



THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request ☒

Comments:

I am against the addition of the storage unit. As a resident of the Avery pointe community, I would hate to see such a dangerous business put in the front of our neighborhood. Not to mention one of the more busy intersections, which includes traffic from 7-11 and brookshires, which both would contribute to trash dumping, increase in crime and even more light pollution as well as noise throughout all hours of the night. There are many more beneficial options for this land, but a storage unit that will be ran by a third party company is not one of them. The thought of increase in crime, our neighborhood becoming less suitable to walk in the evening, and fear our something happening to our homes throughout the day as well. This also will greatly decrease the value of anyone home in the neighborhood and more than likely cause several to leave the city of Anna.

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

Aaron Kovach

Name (Please Print)

Aaron Kovach

Signature

1412 forest Haven drive

Address

11-22-2021

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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



THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request ☒

Comments:

I am against the addition of the storage unit. As a resident of the Avery pointe community, I would hate to see such a dangerous business put in the front of our neighborhood. Not to mention one of the more busy intersections, which includes traffic from 7-11 and brookshires, which both would contribute to trash dumping, increase in crime and even more light pollution as well as noise throughout all hours of the night. There are many more beneficial options for this land, but a storage unit that will be ran by a third party company is not one of them. The thought of increase in crime, our neighborhood becoming less suitable to walk in the evening, and fear our something happening to our homes throughout the day as well. This also will greatly decrease the value of anyone home in the neighborhood and more than likely cause several to leave the city of Anna. In this letter, I declare I am the owner or authorized agent of the property at the address written below.

Leecia Kovach

Name (Please Print)

Leecia Kovach

Signature

1412 forest Haven drive

Address

11-22-2021

Date

Please return this form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 778
Anna, TX 75409

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

*This is a response to the Storage Unit plans
for Ferguson + White. This building will be unsightly,
impact property values, & cause issues in my community
by increasing traffic, crime, light pollution. To add,
this type of building does not fit into this community*

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

Matthew R. Burns

Name (Please Print)

[Signature]

Signature

1301 Chapel Hill Drive

Address

11.23.2021

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

THE CITY OF
Anna

Received 12/02/2021
Planning & Development

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I believe this storage facility will be the best option for the neighbors living next to the lot. This is a quiet option that will not be a nuisance.

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

CHARLEY EIDENIER

Name (Please Print)

[Signature]

Signature

500 Brook View Ct Anna, Tx 75409

Address

11/27/21

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Concerned to potential security
issues and negative impact to
property value (resale value).

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

Birgitte Blackwell

Name (Please Print)

Birgitte Blackwell

Signature

416 Brook View Ct. Anna, TX 75409

Address

11/29/2021

Date

Please return this form to:

USPS Mail:

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

Or by e-mail to

LMECKE@annatexas.gov
Subject: Zoning Response

Hand Delivery:

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

From: [Josh Cave](#)
To: [Lauren Mecke](#)
Subject: Zoning Response - Proposed Zoning Change public hearing Dec 6th
Date: Friday, December 3, 2021 1:13:30 PM

Good day,

I am submitting an electronic response to the proposed zoning change. My name is Joshua Cave and I live at 509 Brook View Ct, Anna, TX 75409.

I support Proposal 1 to reduce the landscape requirements buffer for Lot 2R to align with the existing fire lane.

I am opposed to Proposal 2 & 3 of granting a SUP for self-storage. It does not seem to be in the strategic interests of the citizens of Anna to solicit businesses that are not locally owned and also will not employ a large number of Anna citizens relative to the square feet allocated for this business. As the proposed self-storage fails both of these criteria, I request that we deny the SUP for self-storage and grant this to another business that is either locally owned or can employ a large number of Anna citizens.

Thank you for including my feedback in the upcoming discussion.

Best Regards,
Josh

THE CITY OF Anna

N



Subject Property



City Limits



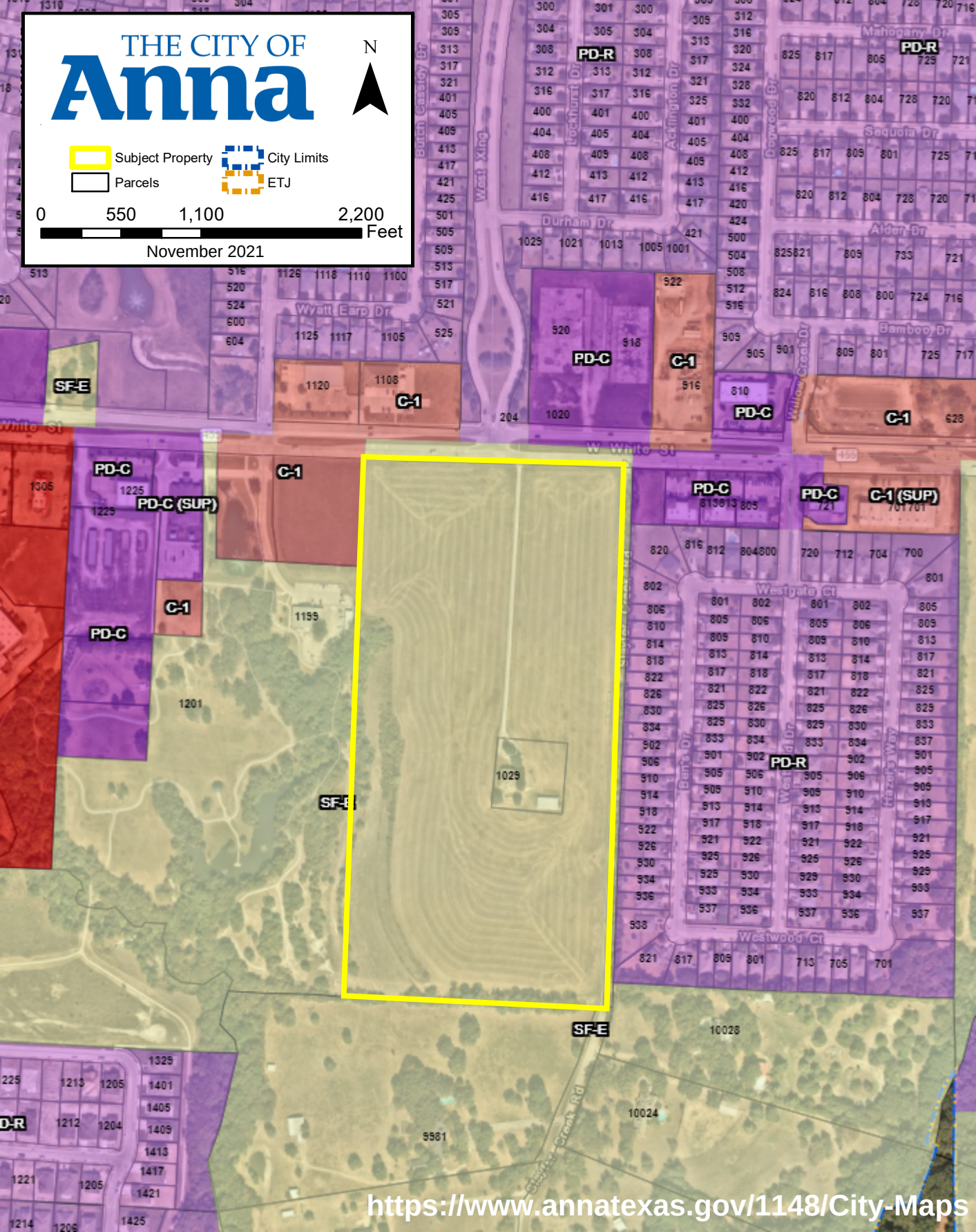
Parcels



ETJ

0 550 1,100 2,200 Feet

November 2021



CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Public Hearing: Zoning – LuxNova Residential & Commercial

Applicant: Aston Miller

DESCRIPTION:

Request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot to SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and C-1 Restricted Commercial (C-1).

REMARKS:

The applicant is requesting to rezone the subject property in order to allow for a single-family dwelling, detached subdivision and preserve area for commercial development along W. White Street. The purpose of the SF-Z District is to provide single-family homes on lots of moderate size. The C-1 district is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas, where retail or service establishments deal directly with customers. Businesses in the C-1 district should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

Surrounding Land Uses and Zoning

North	Medical Offices zoned C-1, subdivision entrance into West Crossing subdivision, and undeveloped land zoned Planned Development-Restricted Commercial (PD-C-1) Ord. No. 442-2009.
East	(Across Slater Creek Road) shopping center zoned Planned Development-Restricted Commercial (PD-C-1) Ord. No. 438-2009 and Westfield Addition residential subdivision zoned Planned Development No. 09-2002 Ord. No. 2002-37.
South	Private residential subdivision zoned SF-E Single-Family Residential – Large Lot (SF-E)
West	Park land (Natural Springs Park) zoned SF-E and undeveloped land zoned C-1.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community

- i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances
- b. Principle 5: Great Housing Opportunities
 - i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.
 - ii. Access to trails connecting neighborhoods and community destinations.
- c. Principle 6: Dynamic Business Community
 - i. Ability of Neighbors to work in anna
 - ii. Attractive commercial centers with well-designed and well-maintained landscaping.
- d. Principle 7: Fun Community for All
 - i. Connected trails linking neighbors to parks and other community destinations

City of Anna Goals for 2026

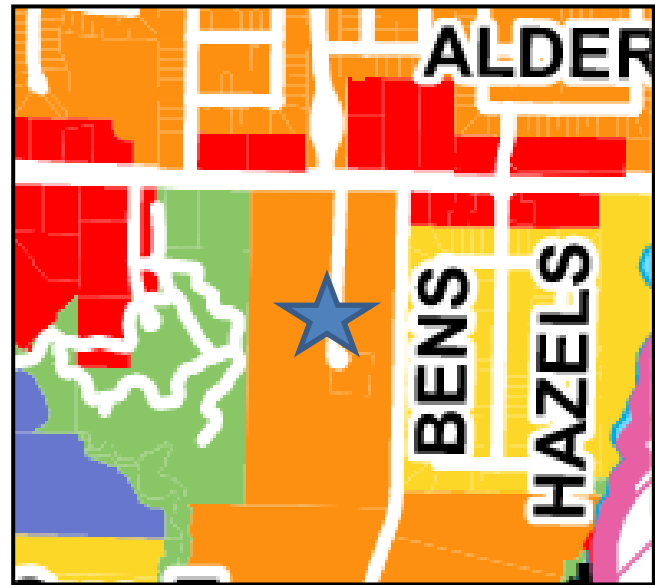
- a. Growing Anna Economy
 - i. Expand the commercial tax base
- b. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth
 - ii. Have a diverse range of housing choices available in Anna

Future Land Use Plan – The Future Land Use Plan designates this property as Cluster Residential (CR) (orange). This category is only generally defined within the current Comprehensive Plan.

Character & Intent

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

The proposed residential zoning is in conformance with the Future Land Use Plan. At the request of city staff the applicant is proposing a commercial zoning element along the northwest portion of the W. White Street frontage to help expand the commercial tax base of the City of Anna.



SUMMARY:

Request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E to SF-Z and C-1 which will allow for a single family detached residential subdivision and preserve the northwest portion of the W. White Street frontage for commercial development. The applicant is not proposing to modify any of the City of Anna's adopted development standards.

The proposed zoning and concept plan are in conformance with the City of Anna Future Land Use Plan and elements of the City of Anna Strategic Plan. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval as submitted:

From: [A. Fruehan](#)
To: [Lauren Mecke](#)
Subject: Zoning Response
Date: Friday, November 26, 2021 5:00:55 PM

We are opposed to the proposed zoning change.
To maintain the quality of life in Anna, the property at the southwest corner of W.
White Street and Slater Creek Road should remain zoned as Single-Family
Residential Large Lot,

Annette and Joel Fruehan, trustees for the Fruehan Family Trust

834 Bens Drive
Anna, Texas

November 26, 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 6, 2021

Concept Plan: LuxNova Residential & Commercial

Applicant: Aston Miller

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the LuxNova Residential & Commercial, Concept Plan.

SUMMARY:

SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and C-1 Restricted Commercial (C-1) on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road.

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 conceptual lot layout and related site improvements associated with the future single-family development and commercial development. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



Crystal Park
Anna, TX

Crystal Park

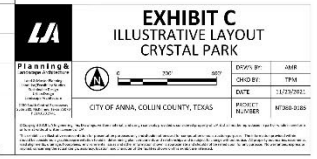
About Bloomfield Homes



- 2021 Builder of the Year (GFWBA)
- Builds over 2,000 new homes per year
- Highest Market Share in the \$350k-\$500k Price Range
- Specializes in the nicest neighborhoods in smaller cities
- Previously named the fastest growing builder in the nation.

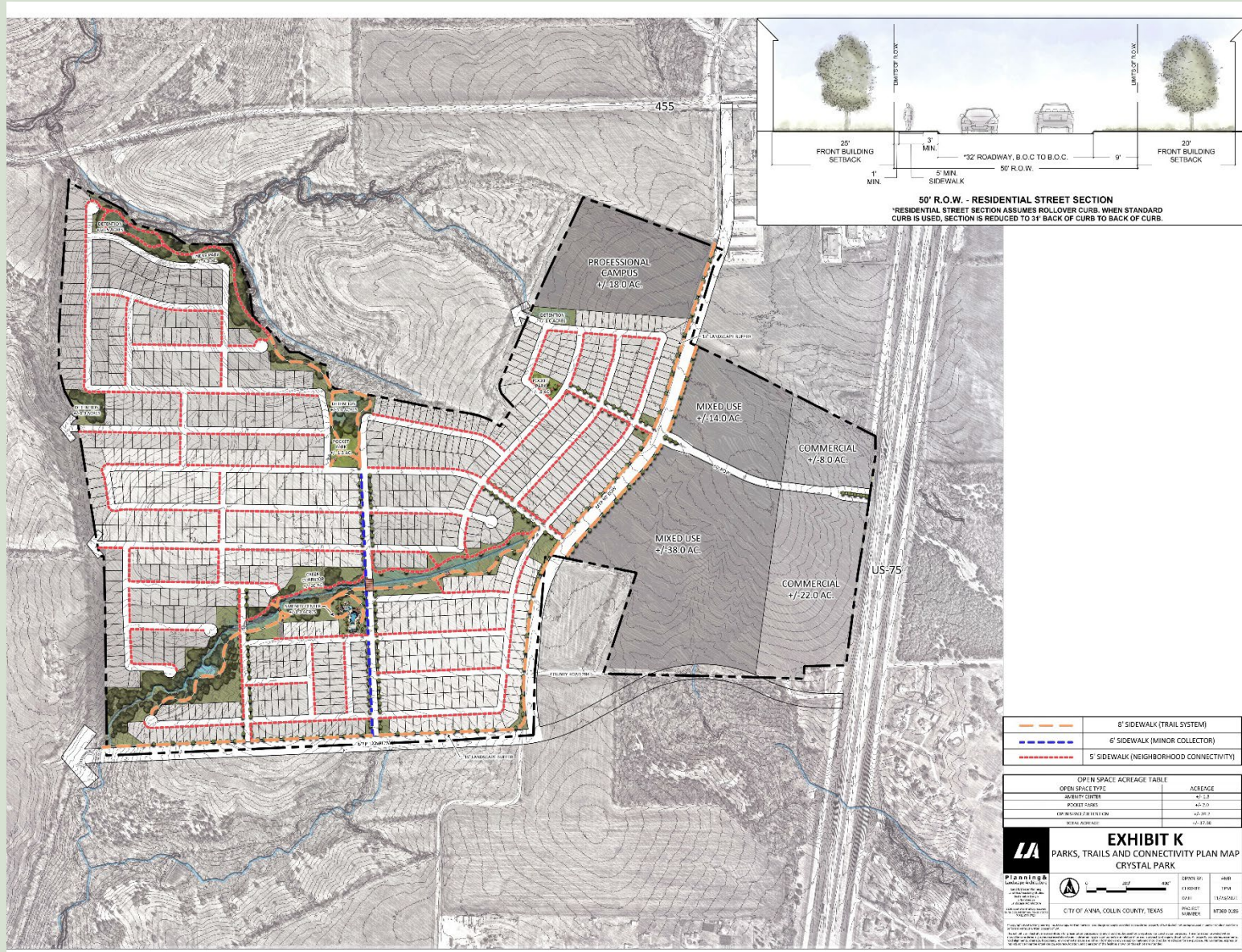


Illustrative Layout



Crystal Park

Parks, Trails & Connectivity Plan



Crystal Park

Community Design and Appearance

- Stone masonry entry monuments
- Entry landscaping



Crystal Park

Community Features



Crystal Park

Classic Series



Crystal Park

J Swing Floor Plans



Crystal Park

Artisan Series



Crystal Park

Exterior Elevations & Attributes

- Covered front porches & balconies
- Unique stone and brick exteriors
- Variation of street elevations



Crystal Park

Interior Features

- Architecturally unique interior living spaces
- Open, flowing plans
- Dramatic windows allow an abundance of natural light
- Completely sodded yard, irrigation, and landscaping with stone border.



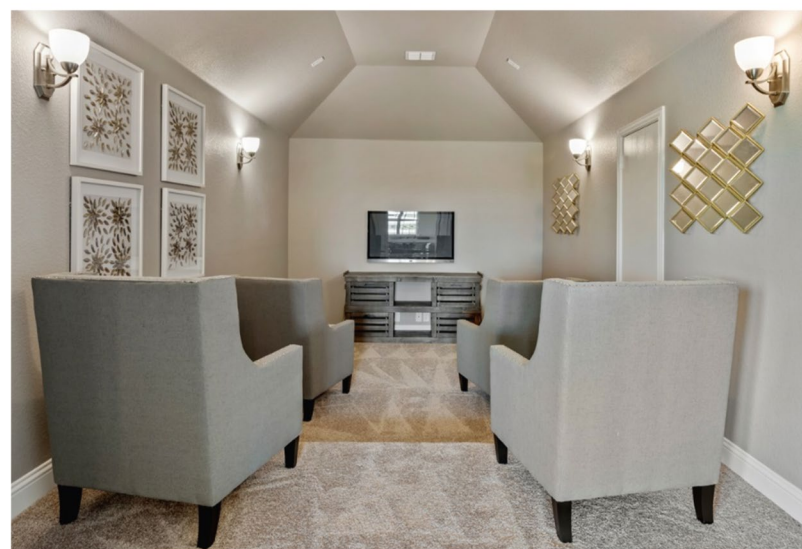
Crystal Park

Interior Features



Crystal Park

Interior Features



Crystal Park

All-Included

- Designer kitchens with granite counters and stainless appliances
- Energy efficient features including:
 - LED lighting, radiant barrier roof decking, insulated garage doors, and much more
- Custom 42" wood cabinets
- Enhanced wireless connectivity throughout the house
- Architectural shingles with a limited lifetime warranty
- Wireless security system with coach lights standard for added security

Crystal Park

Energy Efficiency

- LED Lighting
- Radiant Barrier Decking
- Dual paned, vinyl, Low E windows
- Combined 16 SEER rated heating and air conditioning system
- R-38 attic insulation
- Digital Programmable thermostats
- Dual zoned HVAC systems on all 2-story homes
- Irrigation systems engineered to reduce water usage

Crystal Park

Summary

- Beautiful homes
- Over \$600,000,000 in property values
- Over \$3,000,000 in PID fees to the City of Anna
- \$1,000,000 plus in sales tax on house construction to the City of Anna
- Mixed-Use, Commercial, Corporate Campus
- Consistent with the new Anna Comprehensive Plan

Crystal Park

Anna, TX

