

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, January 3, 2022, at the Anna City Hall located at 111 N. Powell Parkway, to consider the following items:

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by January 3, 2022, 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 December 6, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the De La Torre Estates, Block A, Lot 1, Development Plat. Applicant: Ruben & Rosa De La Torre.
7. Consider/Discuss/Action on a recommendation regarding the Reston Ranch, Block A, Lot 1, Development Plat. Applicant: Angela Reston.
8. Consider/Discuss/Action on a recommendation regarding the Miller Addition, Block A, Lot 1, Development Plat. Applicant: Glen Hobart Miller.
9. Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates, Block A, Lots 1 & 2, Final Plat. Applicant: NTM Masonry Company, LLC.
10. Consider/Discuss/Action on a recommendation regarding the J. A. Greer Addition, Block A, Lot 1, Final Plat. Applicant: Joe and Becky Greer.
11. Consider/Discuss/Action on a recommendation regarding the Persimmon Drive, Final Plat. Applicant: Anna 51 Joint Venture.
12. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 4, Site Plan. Applicant: Anna 31 Retail, LP.
13. Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat. Applicant: John Arnold / Anna Town Center Mixed Use LLC.

14. Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lot 1, Site Plan. Applicant: John Arnold / Anna Town Center Mixed Use LLC.
15. Consider/Discuss/Action on a recommendation regarding the Foster Crossing Addition, Block A, Lot 1, Preliminary Plat. Applicant: Sam Franklin, Manager, East Foster LLC.
16. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 2, Preliminary Plat. Applicant: Harlan Properties, Inc.

Items for Individual Consideration

17. 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.

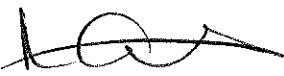
B) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 3, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.
18. 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.
19. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to zone 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway. Currently zoned: Agricultural District (AG) and Extraterritorial Jurisdiction (ETJ). Applicant: TFCC Coyote, LLC.

B) Consider/Discuss/Action on a recommendation regarding the Coyote Meadows, Preliminary Plat.

Adjourn

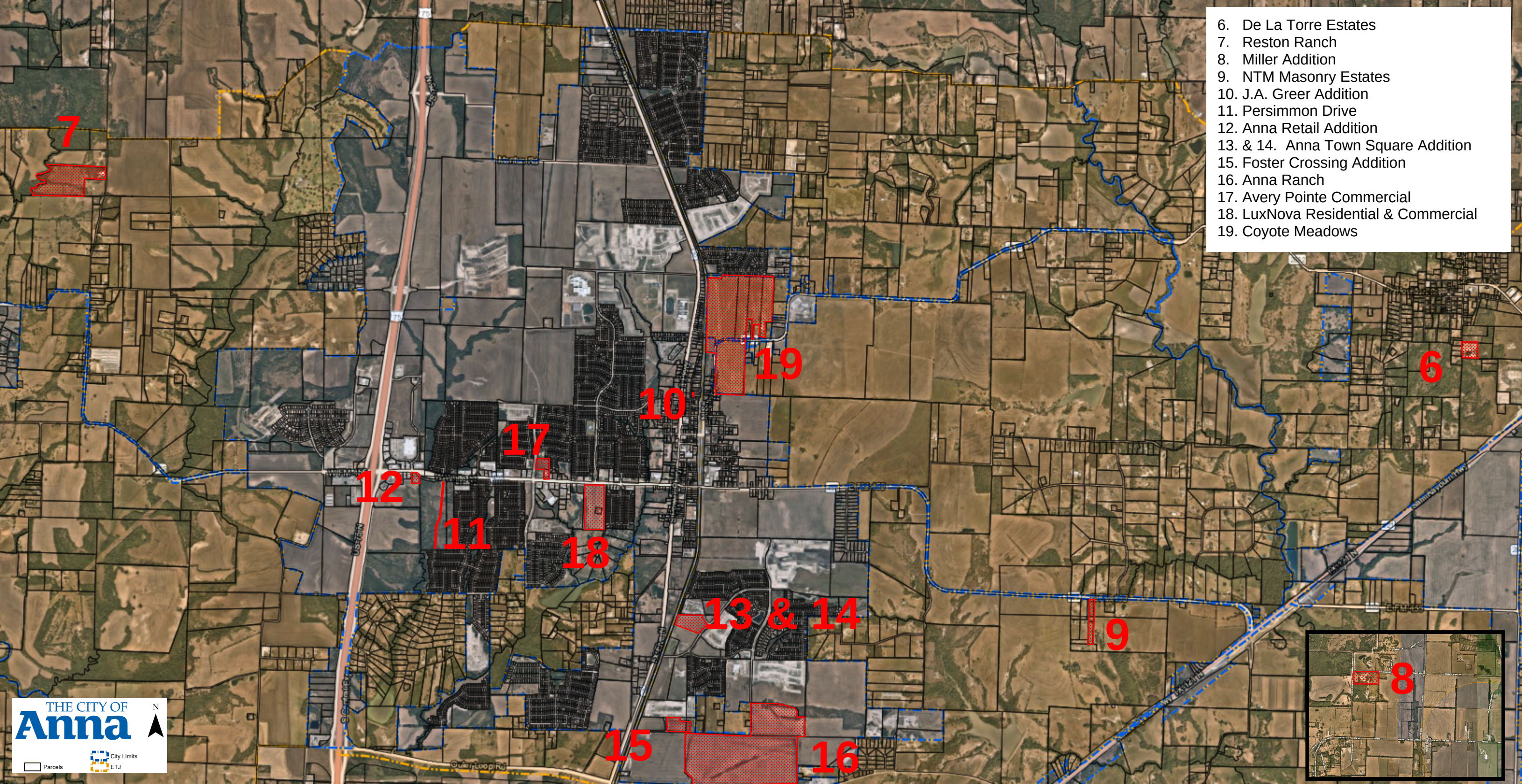
This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. December 30, 2021.



Ross Altobelli
Director of Development Services

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.

- 6. De La Torre Estates
- 7. Reston Ranch
- 8. Miller Addition
- 9. NTM Masonry Estates
- 10. J.A. Greer Addition
- 11. Persimmon Drive
- 12. Anna Retail Addition
- 13. & 14. Anna Town Square Addition
- 15. Foster Crossing Addition
- 16. Anna Ranch
- 17. Avery Pointe Commercial
- 18. LuxNova Residential & Commercial
- 19. Coyote Meadows



MINUTES
PLANNING AND ZONING COMMISSION
December 6, 2021

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

Before the meeting began, Ross Altobelli made an announcement to the audience that the applicant for Agenda Item No. 24 had requested to table the item to the January 3rd, 7:00 p.m Planning & Zoning Commission Meeting.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:08 pm.

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

2. Invocation and Pledge of Allegiance

Commissioner Ogan 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

Consent Items

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend approval of consent items 5-22. The vote was unanimous.

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

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.

Ms. Altobelli gave a brief presentation and advised the Commission that the applicant has requested to table to the January 3rd, 7:00 p.m. Planning & Zoning Commission Meeting.

The Public Hearing was opened at 7:13 p.m.

Mr. Lee Norment, residing at 1341 Timberfalls Drive, spoke in opposition and advised his reasons were due to fears of decreased property values, increase in crime, and light spillover.

Mr. Stephen Fletcher Sr., residing at 101 Cedar Canyon Drive, spoke in opposition and advised his reasons were due to fears of light spillover, increase in crime, rats, trash, and smell.

Ms. Julia Norvell, residing at 1524 Westfall Drive, spoke in opposition and advised her reasons were due to fears of increased traffic, decrease in home values, increased crime, the production and storage of drugs, increased theft, and that the project in general would be an eyesore.

Mr. William Brush, residing at 1330 Crossvine Drive, spoke in opposition and advised his reasons were due to fears of increased crime, not knowing who will be running the facility, and the building being too tall and an eyesore for the residents it backs up to.

Mr. John Oglesby, residing at 1333 Crescent View Lane, spoke in opposition and advised his reasons were due to fears of decreased property values, increased traffic, the facility not having ownership as of yet, an eyesore for the residents, and homelessness using the units to sleep in at night.

Staff also received an Opinion Card from Ms. Sierra Flanigan, residing at 1337 Timberfalls Drive, advising that she is also in opposition to the project. Ms. Flanigan stated in writing that the proposed borders her property and that a 2-story building would impact her greatly. The lights would more than likely be on all night with traffic at all hours of the night and her bedroom faces the property. Ms. Flanigan also advised that there are two other storage facilities within a mile of this very location and she feels the property could be used in a better way that fits the residential area.

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

Commissioner Patterson-Herndon asked staff to verify what type of sales-tax revenue the city would benefit from with this type of use.

Mr. Altobelli and Ms. Mecke advised they would obtain that information for the Commission when the project comes before them on January 3rd.

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to recommend tabling the request to the January 3rd Planning & Zoning Commission Meeting per the applicant's request. The vote was unanimous.

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

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:35 p.m.

Mr. Jack Rowe gave a brief presentation on behalf of the applicant.

Commissioner Patterson-Herndon asked for verification that there would be visitor parking.

Mr. Altobelli verified that there would be visitor parking and that the applicant is meeting all zoning requirements as it relates to such.

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

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

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

Ms. Mecke gave a brief presentation.

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

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

Ms. Mecke gave a brief presentation.

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

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.

Ms. Mecke gave a brief presentation.

Commissioner Ogan asked for clarification on the temporary zoning of SF-E – Large Lot.

Ms. Mecke advised that when the property was annexed into the City, it was provided with the SF-E zoning until the property is developed.

The Public Hearing was opened at 7:52 p.m.

Mr. Kevin Stuckey and Mr. Ashton Miller with McAdams provided a brief presentation.

Commissioner Rubits asked for clarification on the location of the entrance to the commercial part of the proposed development.

Mr. Miller advised.

Commissioner Patterson-Herndon asked about amenities and what would be provided.

Mr. Altobelli advised they would provide trail connectivity and that there is a park adjacent to the site.

Ms. Ruthie Poole, residing at 10024 Slater Creek Road, spoke in opposition and advised her reasons were due to fears that the applicant was trying to place too many homes on the site, the applicant only cares about quantity not quality, increased traffic, and decreased home values.

Ms. Michelle Andrews, residing at 9893 Slater Creek Road, spoke in opposition and advised her reasons were due to fears that the new residents would use their private road, that they pay for, as access into their neighborhood, and that the applicant only cares about quantity and not quality. Ms. Andrews also expressed concerns about drainage.

Mr. Altobelli clarified to the Commission and the residents in the audience that there are no proposed connection points to the Slater Creek private road.

Mr. James Oglesby, residing at 10028 Slater Creek Road, spoke in opposition and advised that his reasons were due to fears that drainage would become a problem when and if it is pushed across the road and on to his property, and visibility issues from the Slater Creek private road to get out on W. White Street. Mr. Oglesby also asked what type of fencing would be placed around the subdivision.

Mr. Stuckey advised that they would be placing a 6' cedar fence around the property.

Mr. Altobelli also advised that it is part of city staff review to ensure a 15' to 25' visibility triangle to ensure visibility on to W. White Street.

The Public Hearing was closed at 8:17 p.m.

A motion was made by Commissioner Ogan, seconded by Commissioner Grady to recommend approval of the zoning request. The vote was 3-1 with Commissioner Patterson-Herndon voting against the zoning request.

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

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The vote was 3-1 with Commissioner Patterson-Herndon voting against the Concept Plan.

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

Mr. Altobelli gave a brief presentation and introduction of Bloomfield Homes.

Mr. Jim Douglas, from Bloomfield Homes, provided a brief presentation of their proposed project and advised that they are currently working with staff before making a formal submittal.

Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:35 p.m.

Brent Thomas
Planning and Zoning Commission Chairman

ATTEST:

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

Development Plat: De La Torre Estates, Block A, Lot 1

Applicant: Ruben & Rosa De La Torre

AGENDA ITEM:

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

SUMMARY:

Six single-family residence and one accessory building on one lot on 7.3± acres located at the northeast corner of Church Street, 1,668± feet east of Farm-to-Market Road 2862. Located within the Extraterritorial Jurisdiction (ETJ).

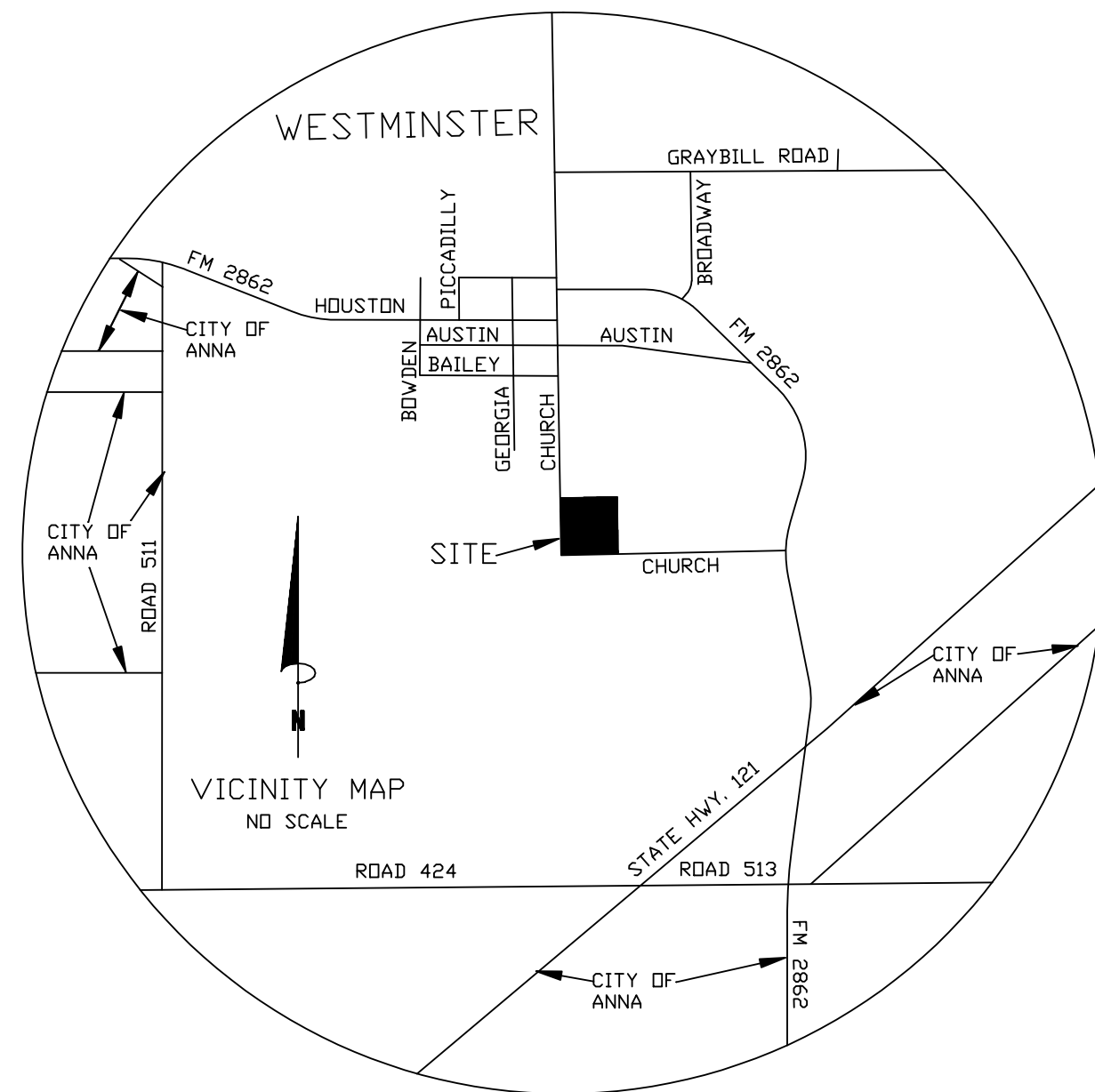
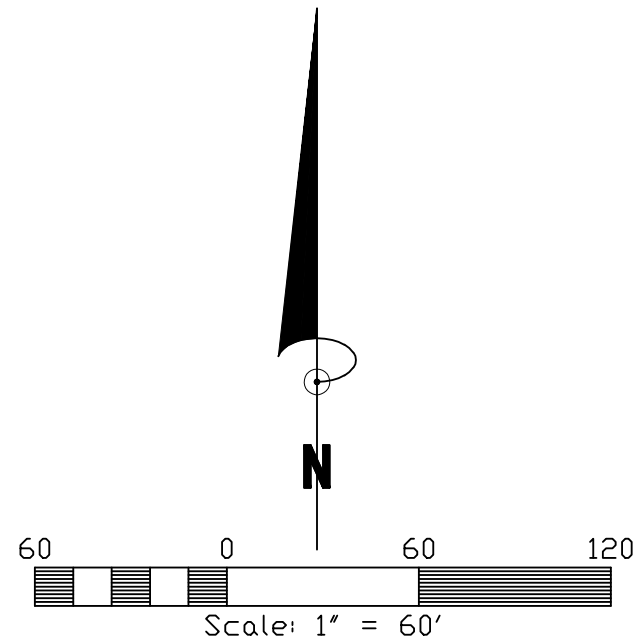
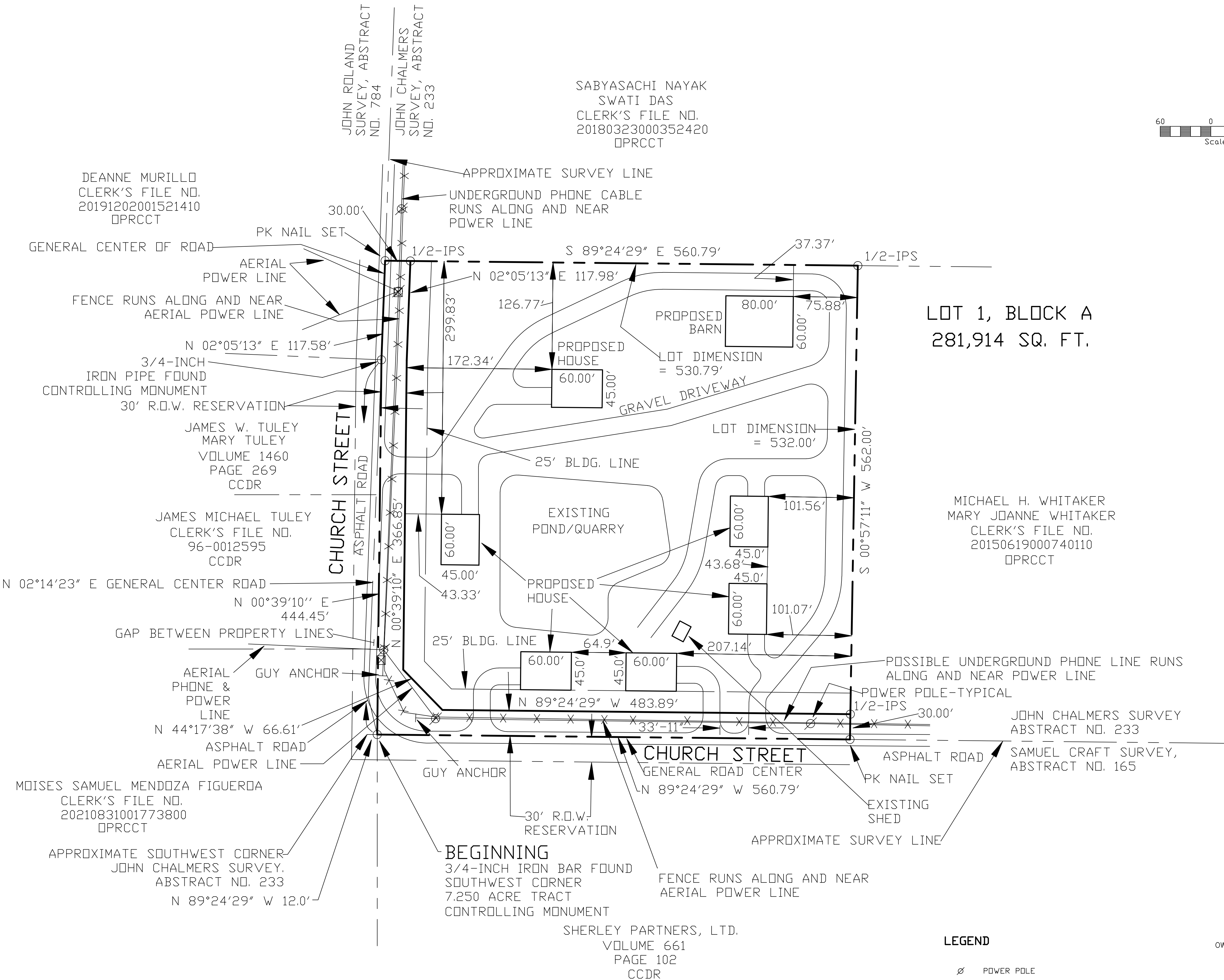
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Exhibit

EXHIBIT A



DESCRIPTION 7.250 ACRES

SITUATED in Collin County, Texas, in the John Chalmers Survey, abstract No. 233, being a survey of the 7.250 acre tract described in a deed from David B. Gnader and wife, Gracie Gnader to Ruben G. De La Torre and wife, Rosa L. De La Torre, dated December 11, 2020, recorded as clerk's file no. 20201211002237890 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron bar found at the southwest corner of said 7.250 acre tract at the extension of Church Street(asphalt road) from the east;

THENCE North 00°39'10" East, with the west line of said 7.250 acre tract and generally with said Church Street, 444.45 feet to a 3/4-inch pipe found in the center of said Church Street for an angle point in the west line of said 7.250 acre tract;

THENCE North 02°05'13" East, with the west line of said 7.250 acre tract and with said Church Street, 117.58 feet to a PK nail set at the northwest corner of said 7.250 acre tract and the southwest corner of the 7.928 acre tract recorded as clerk's file no. 20180323000352420;

THENCE South 89°24'29" East, with the north line of said 7.250 acre tract and with the south line of said 7.928 acre tract, passing a 1/2-inch iron pin set at 30.00 feet and continuing in all, 560.79 feet to a 1/2-inch iron pin set at the northeast corner of said 7.250 acre tract and the northwest corner of the 6.700 acre tract recorded as clerk's file no. 20150619000740110;

THENCE South 00°57'11" West, with the east line of said 7.250 acre tract and with the west line of said 6.700 acre tract, passing a 1/2-inch iron pin set at 532.00 feet and continuing in all, 562.00 feet to a PK nail set in said Church Street at the southeast corner of said 7.250 acre tract and the southwest corner of said 6.700 acre tract;

THENCE North 89°24'29" West, with the south line of said 7.250 acre tract and with said Church Street, 560.79 feet to the PLACE OF BEGINNING and containing 7.250 acres or 315,811 square feet(as calculated).

SURVEYOR'S CERTIFICATE

I, Bruce Geer 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.

Office work completed on November 20, 2021

Office work revised on December 16, 2021

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

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

Mayor

City Secretary

DEVELOPMENT PLAT
DE LA TORRE
ESTATES

LOT 1, BLOCK A
CITY OF ANNA

7.250 ACRES OF LAND LOCATED IN THE
JOHN CHALMERS SURVEY, ABSTRACT NO. 233
COLLIN COUNTY, TEXAS
DECEMBER 16, 2021

OWNER: RUBEN G. DE LA TORRE
ROSA L. DE LA TORRE
6943 OAK STREET
FRISCO, TEXAS 75033
972-880-2849

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751
FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

LEGEND

- Ø POWER POLE
- X—X— FENCE
- ☒ PHONE CABLE BOX
- 1/2-IPS 1/2-INCH IRON PIN SET
- CCDR COLLIN COUNTY DEED RECORDS
- OPRCCT OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

According to FEMA map no. 48085C0180J, dated 6-2-2009 the above described tract of land is not in the 100 year flood plain.

Bearing basis: Southern west line of the 28.879 acre tract recorded in volume 6083, page 2397;
Controlling monuments: 3/4-inch iron pipe found at north end and 3/4-inch iron bar found at the south end of said bearing basis line;

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

Development Plat: Reston Ranch, Block A, Lot 1

Applicant: Angela Reston

AGENDA ITEM:

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

SUMMARY:

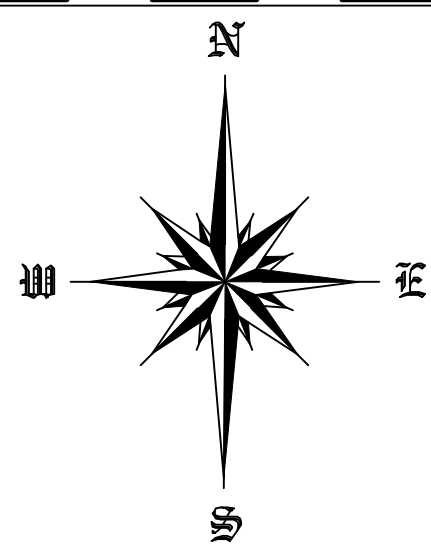
Farm on one lot on 45.0± acres located on the east side of County Road 289, 985± feet south of County Road 1101. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Exhibit



NORTH
SCALE 1" = 100'

LEGEND

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°17'12" W	51.82'
L2	N 89°28'25" W	275.63'
L3	N 73°27'05" E	88.57'
L4	N 36°47'09" E	65.61'
L5	N 33°43'25" W	168.58'
L6	N 76°17'19" E	235.65'
L7	N 22°33'59" E	92.82'
L8	N 59°26'12" E	93.05'
L9	S 80°38'56" E	75.58'
L10	N 73°41'59" E	97.75'
L11	N 06°22'06" W	90.55'
L12	S 89°33'31" W	149.19'
L13	N 45°45'45" W	198.98'
L14	N 14°34'22" E	75.85'
L15	N 86°11'13" E	124.06'
L16	N 13°34'20" E	71.19'
L17	N 47°31'14" W	202.46'

CALLLED 60.00 ACRES
CHARLES MILLER & COLLEEN WELLS
C.C. NO. 20130816001163610
L.R.C.C.T.

PASSING AT 25.8'
1/2" STEEL SQ. TUBE

ZONE A
Panel Map No. 48085C0065
J. dated June 2,
2009, Federal Emergency
Management Agency (FEMA)
for Collin County, Texas

ZONE X
Panel Map No. 48085C0065
J. dated June 2,
2009, Federal Emergency
Management Agency (FEMA)
for Collin County, Texas

FLOODPLAIN NOTE: According to the Flood Insurance Rate
Map (FIRM) Map No. 48085C0065 J. dated June 2, 2009,
prepared by Federal Emergency Management Agency
(FEMA) for Collin County, Texas, portions of this tract lie
with in Zone A (Shaded Without Base Flood Elevation) and
Zone X (Unshaded). Graphically shown on the survey.

CALLLED 25.217 ACRES
HARRISON & JANET SMITH
C.C. NO. 20210112000065970
O.P.R.C.C.T.

LOT 1, BLOCK A
45.002 ACRES

CALLLED 45.002 ACRES
ANGELA RESTON
C.C. NO. 20130816001163610
O.P.R.C.C.T.

ZONE A
Panel Map No. 48085C0155
J. dated June 2,
2009, Federal Emergency
Management Agency (FEMA)
for Collin County, Texas

ZONE X
Panel Map No. 48085C0155
J. dated June 2,
2009, Federal Emergency
Management Agency (FEMA)
for Collin County, Texas

FLOODPLAIN NOTE: According to the Flood Insurance Rate
Map (FIRM) Map No. 48085C0155 J. dated June 2, 2009,
prepared by Federal Emergency Management Agency
(FEMA) for Collin County, Texas, portions of this tract lie
with in Zone A (Shaded Without Base Flood Elevation) and
Zone X (Unshaded). Graphically shown on the survey.

PASSING AT 23.93'
1/2" SQUARE TUBE
FOUND BY THE CORNER POST

POINT OF
BEGINNING

CALLLED 103 ACRES
JAMES R. THORNTON & LAURIEL L. THORNTON
TRUSTEE OF THE THORNTON FAMILY TRUST
UO DATED JANUARY 19, 2021
C.C. NO. 20210430000877560
L.R.C.C.T.

120' FUTURE ROW
60' ROW RESERVATION

25' BUILDING SETBACK LINE

FUTURE
METAL
BARN

PASSING AT 85.0'
CIRS FOR REFERENCE

MAG. NAIL
SHINER "4613"
SET

CALLLED 10.000 ACRES
ANGELA RESTON
C.C. NO. 20130816001163630
L.R.C.C.T.

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land situated in the William Price Survey, Abstract No. 692, City of Anna ETJ, Collin County, Texas, and being all of a 42.005 acre tract of land conveyed to Angela Reston as recorded in Instrument No. 20130816001163610 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING in County Road No. 289 at a nail with a 1" disk stamped "4577" found for corner at the northeast corner of said of 42.005 acre tract of land and disk being the southeast corner of a called 25.217 acres tract of land conveyed to Shawn C. & Latricia G. Smith as recorded in Instrument No. 20210112000065970 of the Official Public Records of Collin County, Texas
THENCE S 01°22'56" W a distance of 389.78' to a Mag Nail with shiner stamped "4613" set for corner in County Road 289;
THENCE S 02°17'12" W a distance of 51.82' to a Mag Nail with shiner stamped "4613" set for corner in County Road 289;
THENCE N 89°28'25" W passing a 1/2" iron rod with plastic cap stamped "4613" set for reference at a distance of 85.00' and continuing for a total distance of 736.88' to a 1/2" iron rod with plastic cap stamped "4613" set for an ell corner;
THENCE S 00°27'28" W a distance of 600.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the southern most southeast corner of the said 45.002 acre tract;
THENCE N 89°28'25" W a distance of 275.63' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;
THENCE N 89°49'20" W passing a 1/2" iron rod with plastic cap stamped "4613" set for reference at a distance of 1529.52' and continuing for a total distance of 1629.52' to a point in the centerline of White Creek;
THENCE with the center line of White Creek the following sixteen (16) calls:

THENCE N 73°27'05" E a distance of 88.57' to a point for corner;
THENCE N 36°47'09" E a distance of 65.61' to a point for corner;
THENCE N 33°43'25" W a distance of 168.58' to a point for corner;
THENCE N 76°17'19" E a distance of 235.65' to a point for corner;
THENCE N 22°33'59" E a distance of 92.82' to a point for corner;
THENCE N 59°26'12" E a distance of 93.05' to a point for corner;
THENCE S 80°38'56" E a distance of 75.58' to a point for corner;
THENCE N 73°41'59" E a distance of 97.75' to a point for corner;
THENCE N 06°22'06" W a distance of 90.55' to a point for corner;

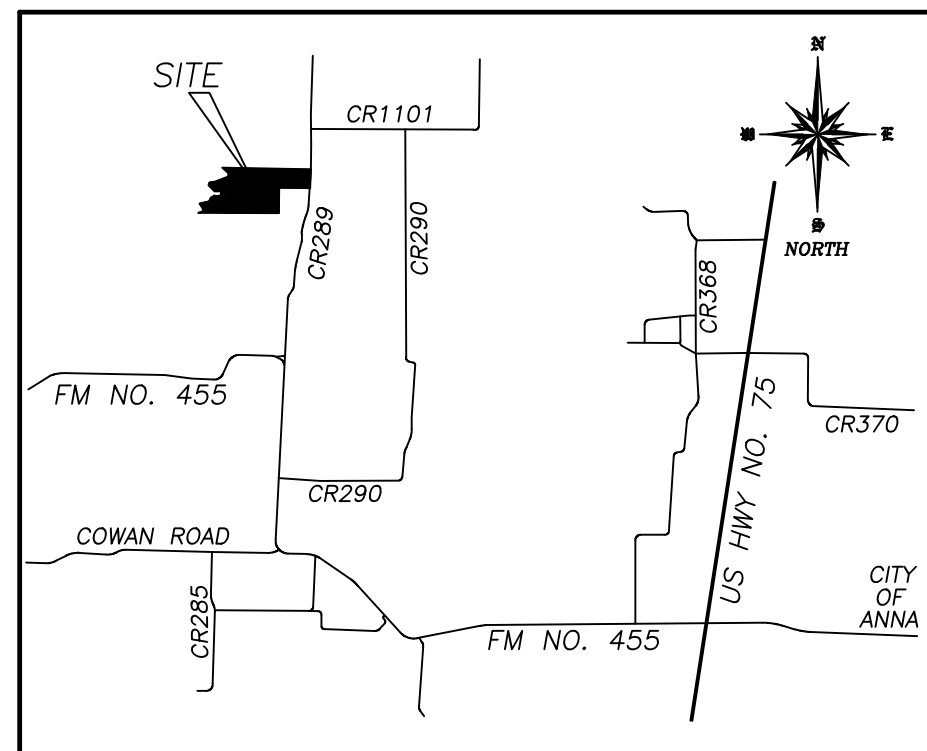
LEGAL DESCRIPTION (continued)

THENCE S 89°33'31" W a distance of 149.19' to a point for corner;
THENCE N 45°45'45" W a distance of 198.98' to a point for corner;
THENCE N 14°34'22" E a distance of 75.85' to a point for corner;
THENCE N 86°11'13" E a distance of 124.06' to a point for corner;
THENCE N 67°59'05" E a distance of 341.13' to a point for corner;
THENCE N 13°34'20" E a distance of 71.19' to a point for corner;
THENCE N 47°31'14" W a distance of 202.46' to a point for corner;
THENCE S 88°57'23" E departing the center line of White Creek and passing a 1/2" square tube found for reference at a distance of 25.80' and continuing for a total distance of 2090.20' to the POINT OF BEGINNING, containing 1,960,304 Square Feet or 45.002 acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

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



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL

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

(Mayor)

City Secretary

DEVELOPMENT PLAT
RESTON RANCH
BLOCK A, LOT 1
BEING 45.002 ACRES OUT OF THE
WILLIAM PRICE SURVEY
ABSTRACT NO. 692
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
ANGELA RESTON
10925 CR 289
ANNA, TEXAS 75409
(214) 293-0678

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

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 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 the City of Anna.
- 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.

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

Development Plat: Miller Addition, Block A, Lot 1

Applicant: Glen Hobart Miller

AGENDA ITEM:

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

SUMMARY:

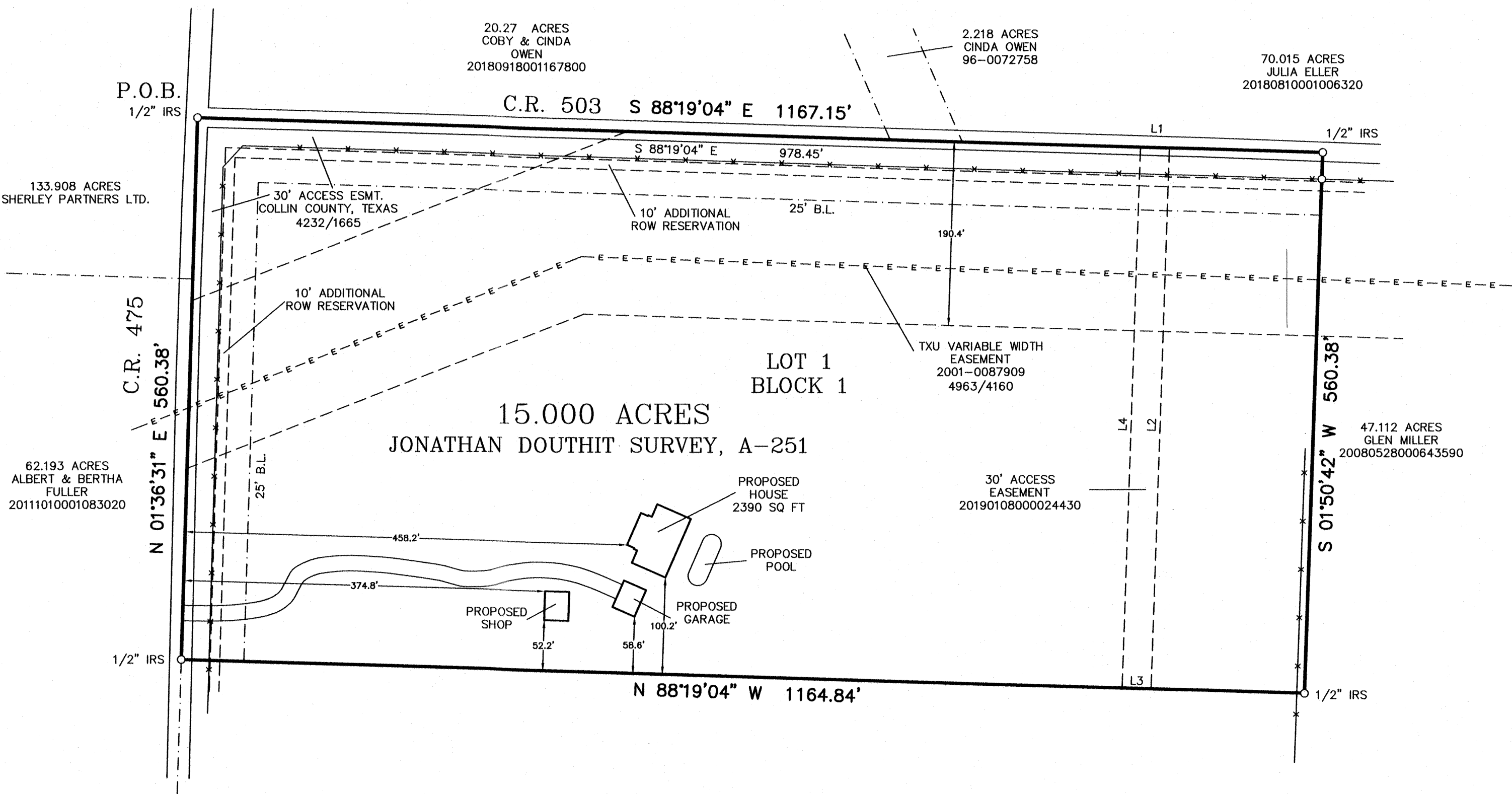
Single-family residence on one lot on 15.0± acres located at the southeast corner of County Road 475 and County Road 503. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

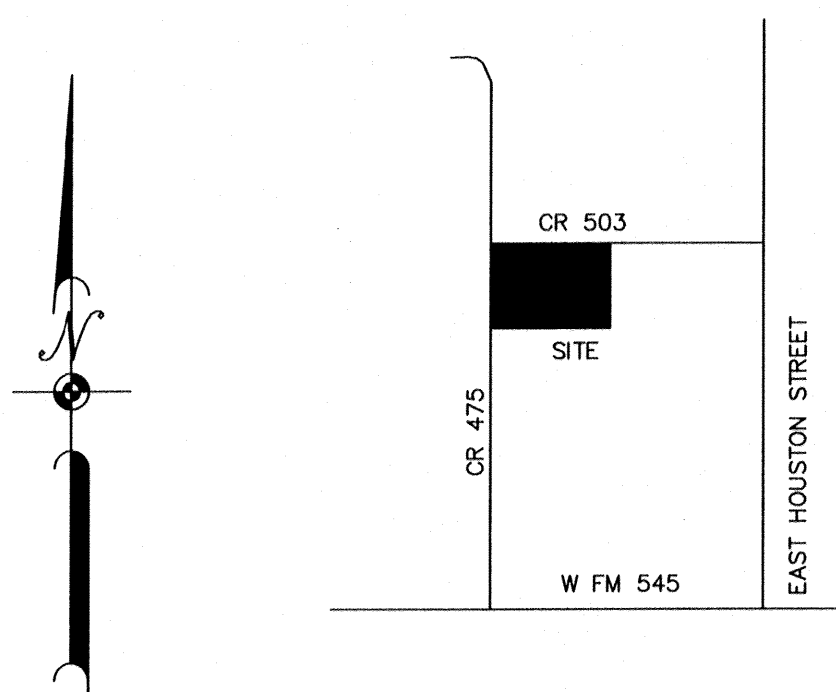
ATTACHMENTS:

Exhibit



LINE	BEARING	DISTANCE
L1	S 88°19'04" E	30.00'
L2	S 01°50'42" W	560.38'
L3	N 88°19'04" W	30.00'
L4	N 01°50'42" E	560.38'

VICINITY MAP



SCALE: 1" = 100'

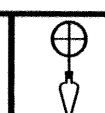
LEGEND

POWER POLE	WATER VALVE	MAILBOX	UNDERGROUND CABLE MARKER	WOOD FENCE
WATER METER	FIRE HYDRANT	CLEAN OUT	BARBED WIRE FENCE	CHAINLINK FENCE
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL		



Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403



DATE: DEC. 15, 2021	SCALE: 1" = 100'
DRAWN BY: S. HOLDER	JOB NO.: 2021--778

LEGAL DESCRIPTION

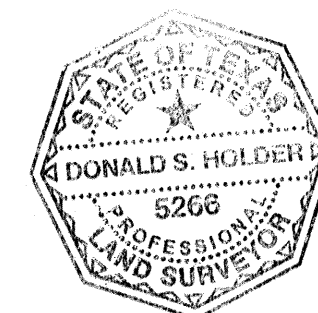
BEING a tract or parcel of land situated Collin County, Texas, being part of the Jonathan Douthit Survey, Abstract No. 251, being all of a 15,000 acre tract of land as described in a General Warranty Deed from Jon Jeffrey Nyberg to Glen Hobart Miller as recorded in Document No. 20190108000024430 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northwest corner of said 15,000 acre tract, said Point of Beginning being at the intersection of the center of Collin County Road No. 475 and the center of Collin County Road No. 503; THENCE S 88°19'04" E along the north line of said 15,000 acre tract and the center of Collin County Road No. 503, a distance of 1167.15 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said 15,000 acre tract; THENCE S 01°50'42" W along the east line of said 15,000 acre tract, a distance of 560.38 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said 15,000 acre tract; THENCE N 88°19'04" W along the south line of said 15,000 acre tract, a distance of 1164.84 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 15,000 acre tract in the center of Collin County Road No. 475; THENCE N 01°36'31" E along the west line of said 15,000 acre tract and the center of Collin County Road No. 475, a distance of 560.38 feet returning to the Point of Beginning and containing 15,000 acres of land.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Donald S. Holder
Donald S. Holder
R.P.L.S. No. 5266



Date: December 15, 2021
Scale: 1" = 100'

NOTES:

- Bearings are based on WGS84.
- Survey was performed without benefit of title commitment.
- According to the Flood Insurance Rate Map No. 48085C0190J dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 30' access easement as recorded in Document No. 20190108000024430 of the Official Records of Collin County, Texas does affect the above described tract of land as shown on drawing.
- 30' Access Easement to Collin County, Texas as recorded in Volume 4232 at Page 1665 of the Official Records of Collin County, Texas *does affect* the above described tract of land as shown on drawing.
- TXU Variable Width Easement as recorded in Volume 4963 at Page 4160 (cc# 2001-0087909) of the Official Records of Collin County, Texas *does affect* the above described tract of land as shown on drawing.
- 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.

CERTIFICATE OF APPROVAL

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

Mayor _____

City Secretary _____

DEVELOPMENT PLAT
MILLER ADDITION
BLOCK A, LOT 1
15.000 ACRES
JONATHAN DOUTHIT SURVEY,
ABSTRACT NO. 251
CITY OF ANNA
COLLIN COUNTY, TEXAS
DECEMBER, 2021

Owner:
Glen Miller
8349 FM 545
Blue Ridge, Tx. 75424

Surveyor:
Owens Land Surveying
P.O. Box 1025
2616 Stonewall Street
Greenville, Tx. 75403
(903) 450-9837

EXHIBIT A

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

Final Plat: NTM Masonry Estates, Block A, Lots 1 & 2

Applicant: NTM Masonry Company, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates, Block A, Lots 1 & 2, Final Plat.

SUMMARY:

Two single family residential lots on 3.0± acres located on the south side of Farm-to-Market Road 455, 847± feet east of Sheffield Drive. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of the final plat is to create two lots by dedicating lot and block boundaries and easements necessary for future development.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Exhibit

FLOOD NOTE

Portions of this property fall within Zone X (unshaded) and Zone A (shaded without base elevation) according to the Flood Insurance Rate Maps, Panel No. 48085C0045J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency and shown graphically on the survey.

NOTES:

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

PURPOSE STATEMENT:

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

NOTICE:

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

The undersigned does hereby covenant and agree that the access easement may be unitized by any person or the general public for ingress and egress to Lots 1 and 2 of this addition and to the property directly south of Lot 2, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, and access said premises, with the right and privilege in along, upon, and across said premises.

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS NTM MASONRY COMPANY, LLC, are the owners a tract of land situated in the E. W. Lucas Survey, Abstract No. 547, and the James Sorrell Survey, Abstract No. 858, Collin County, Texas, and being all of a 2.998 acre tract of land conveyed to NTM Masonry Company, LLC as recorded in Instrument No. 20190514000535470 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of said 2.998 acres, and said iron rod being the northeast corner of a called 5.956 acre tract of land as conveyed to Matthew Fortner as recorded in Instrument No. 20140417000368770 of the Official Public Records of Collin County, Texas, and said corner also being in the south Right Of Way line F.M. 455;

THENCE S 89°03'59" E a distance of 166.70' to a 1/2" iron rod found for corner;
THENCE S 00°18'42" W a distance of 782.96' to a 1/2" iron rod found for corner;
THENCE N 89°46'43" W a distance of 166.85' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the east line of said 2.998 acre tract;
THENCE N 00°19'23" E a distance of 785.03' to the POINT OF BEGINNING and containing 130,746 Square Feet or 3.002 Acres of land.

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND at Anna, Texas, this ____ day of _____, 2022.

Armando Olvera, Managing Member

COUNTY OF COLLIN
STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

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

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

COUNTY OF COLLIN
STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Health Department Notes:

Health Department Certification:

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

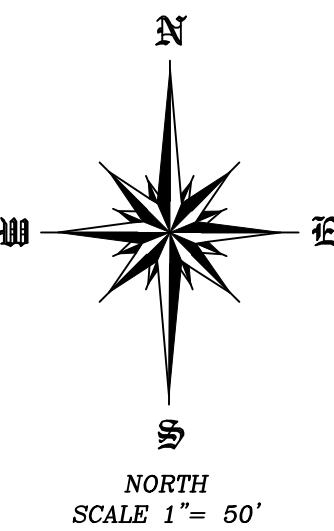
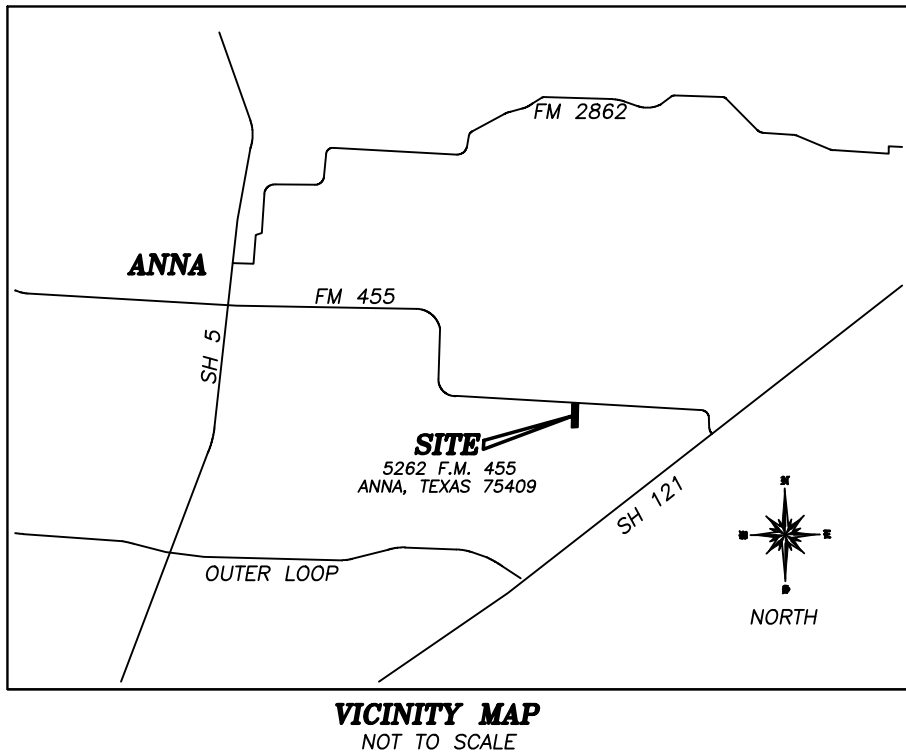
Registered Sanitarian or Designated Representative
Collin County Development Services

CERTIFICATE OF APPROVAL

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

(Mayor)

City Secretary



- LEGEND
- C.M. = CONTROLLING MONUMENT
 - CRF = CAPPED 1/2" IRON ROD FOUND
 - IRF = IRON ROD FOUND
 - ST = POWER POLE
 - ET = ELECTRIC TRANSFORMER
 - SD = SEPTIC LID
 - CD = CLEAN OUT
 - GM = GAS METER
 - WV = WATER VALVE
 - TP = TELEPHONE PEDISTAL
 - ACU = AC UNIT
 - EM = ELECTRIC METER

FINAL PLAT
NTM MASONRY ESTATES
BLOCK A, LOTS 1 & 2
BEING 3.002 ACRES OUT OF THE
E. W. LUCAS SURVEY
ABSTRACT NO. 547
JAMES SORRELL SURVEY
ABSTRACT NO. 858
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
NTM MASONRY COMPANY, LLC
5282 F.M. 455
ANNA, TEXAS 75409
(469) 601-5151

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

EXHIBIT A

SCALE 1" = 50'

DATE: JANUARY 31, 2021

JOB No. 2021-04

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

Final Plat: J. A. Greer Addition, Block A, Lot 1

Applicant: Joe and Becky Greer

AGENDA ITEM:

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

SUMMARY:

Vacant lot on 0.4± acre located at the northeast corner of Hackberry Drive and Interurban Street. Zoned: SF-1 Single-Family Residential.

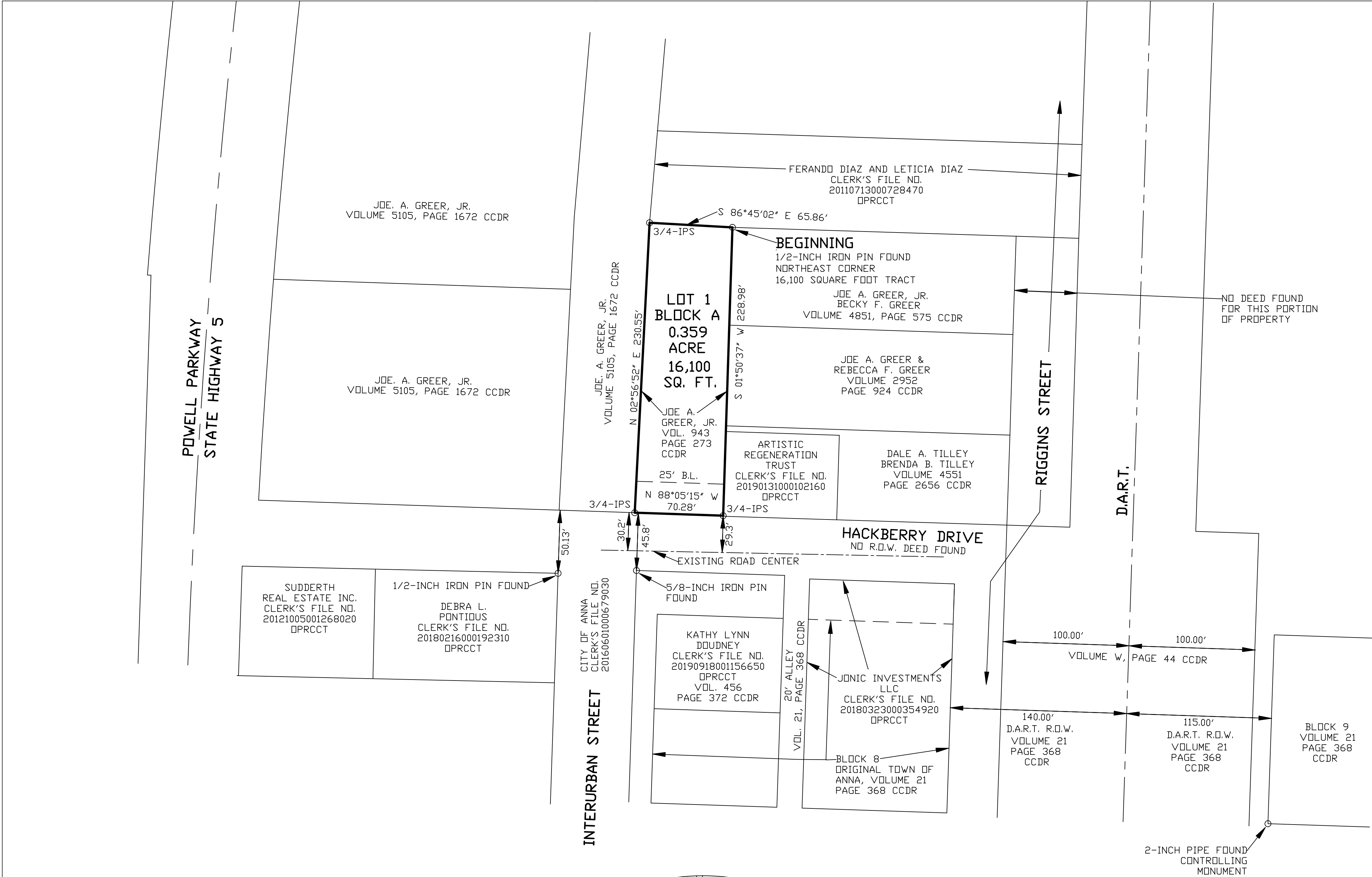
The purpose of the final plat is to dedicate lot and block boundaries and easements necessary for future development.

RECOMMENDATION:

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

ATTACHMENTS:

Exhibit



NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

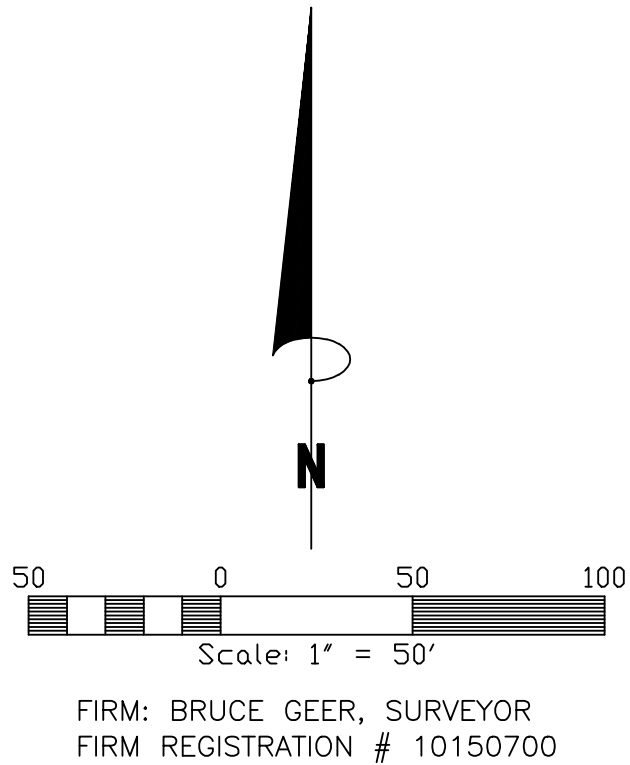
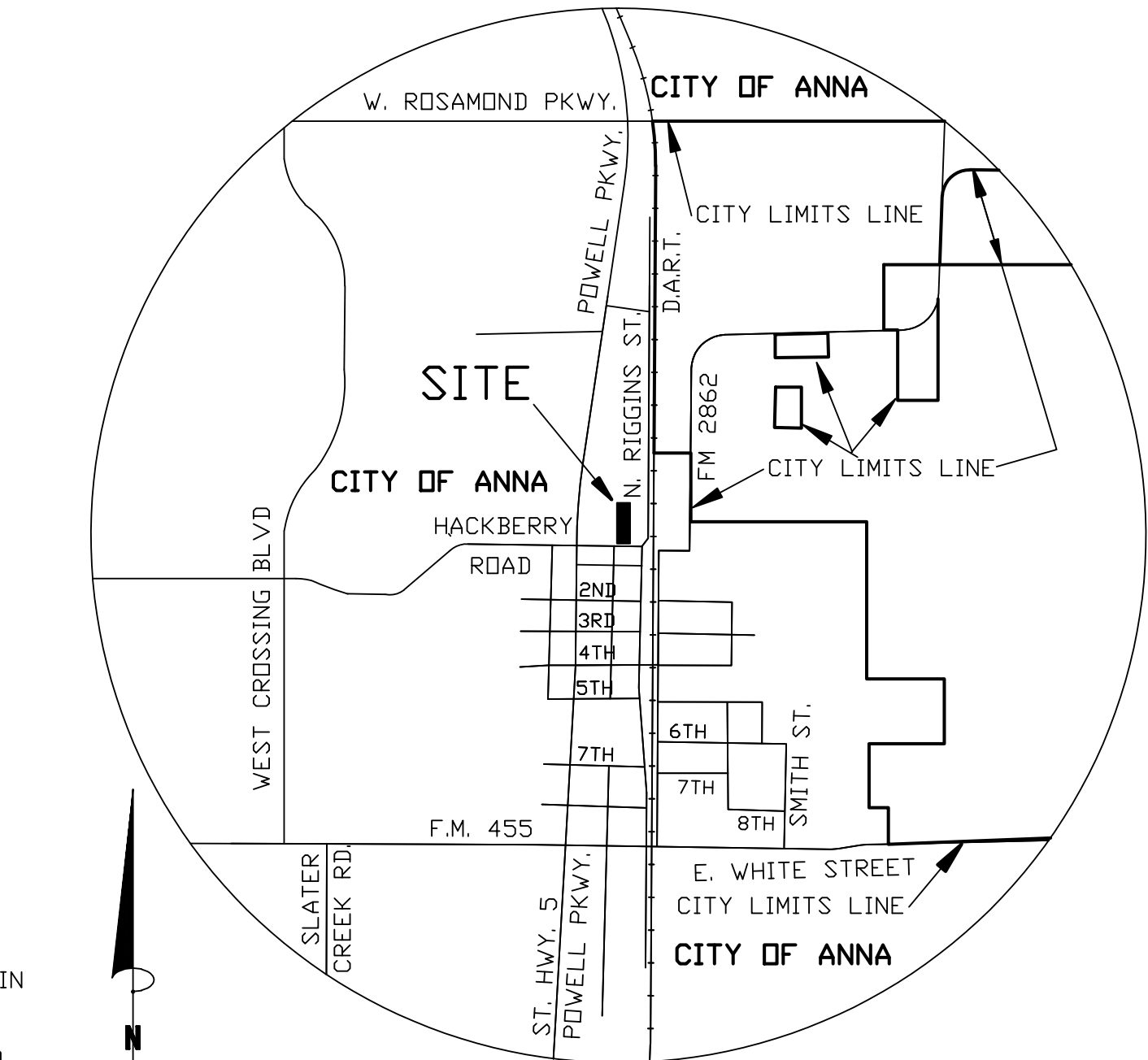
- LEGEND**
- 3/4-IPS 3/4-INCH IRON PIN SET
 - R.O.W. RIGHT-OF-WAY
 - CCDR COLLIN COUNTY DEED RECORDS
 - OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 - CCPR COLLIN COUNTY PLAT RECORDS
 - B.L. BUILDING LINE

ACCORDING TO FEMA MAP NO. 48085C0160 J, DATED 6-2-2009 THE 0.359 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

BEARING BASE: NORTH LINE OF ROELL ADDITION IN VOLUME 2011, PAGE 151 COLLIN COUNTY PLAT RECORDS.

CONTROLLING MONUMENTS: 3/8-INCH IRON PIN FOUND AT NORTHWEST CORNER AND 1/2-INCH IRON PIN FOUND AT NORTHEAST CORNER OF SAID ROELL ADDITION.

IT IS S 09°40'09" E 3384.27' FROM THE PLACE OF BEGINNING TO THE APPROXIMATE SOUTHEAST CORNER OF THE HENRY BRANTLEY SURVEY, ABSTRACT NO. 71.



OWNER'S CERTIFICATE

STATE OF TEXAS ☒
COUNTY OF COLLIN ☒

WHEREAS Joe A. Greer, Jr. is the owner of a tract of land in the City of Anna, Collin County, Texas, in the Henry Brantley survey, abstract no. 71, being a survey of the 16,100 square feet of land described in a deed from Theima Coffey to Joe A. Greer and wife, Geraldine Greer, dated December 23, 1974, recorded in volume 943, page 273 of the deed records of Collin County, Texas; being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the northeast corner of said 16,100 square foot tract and the northwest corner of the 0.4029 acre tract recorded in volume 4851, page 575; same being in the south line of the 0.5795 acre tract recorded as clerk's file no. 20110713000728470;

THENCE South 01°50'37" West, with the east line of said 16,100 square foot tract, 228.98 feet to a 3/4-inch iron pin set at the southeast corner of said 16,100 square foot tract and in the north right-of-way line of Hackberry Drive;

THENCE North 88°05'15" West, with the south line of said 16,100 square foot tract and the north right-of-way line of said Hackberry Drive, 70.28 feet to a 3/4-inch iron pin set at the southwest corner of said 16,10 square foot tract;

THENCE North 02°56'52" East, with the west line of said 16,100 square foot tract, 230.55 feet to a 3/4-inch iron pin set at the northwest corner of said 16,100 square foot tract and the southwest corner of said 0.5795 acre tract;

THENCE South 86°45'02" East, with the north line of said 16,10 square foot tract and the south line of said 0.5795 acre tract, 65.86 feet to the PLACE OF BEGINNING and containing 0.359 acre or 15,838 square feet(as calculated).

STATE OF TEXAS ☒
COUNTY OF COLLIN ☒

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Joe A. Greer, Jr. does hereby adopt this plat designating the herein above described property as J. A. GREER ADDITION, LOT 1, BLOCK A, 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.

WITNESS my hand at _____, Texas, this the _____ day of _____, 20____.

Joe A. Greer, Owner

STATE OF TEXAS: ☒
COUNTY OF COLLIN: ☒

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Joe A. Greer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

That I, Bruce Geer 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.

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117

STATE OF TEXAS: ☒
COUNTY OF COLLIN: ☒

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

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

Mayor

City Secretary

EXHIBIT A

OWNER: JOE A. GREER, JR.
P.O. BOX 272
ANNA, TEXAS 75409
PHONE 972-924-3260

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3959

FINAL PLAT
**J. A. GREER
ADDITION**
LOT 1, BLOCK A
0.359 ACRE IN THE
HENRY BRANTLEY SURVEY, ABSTRACT NO. 71,
CITY OF ANNA, COLLIN COUNTY, TEXAS
NOVEMBER 17, 2021
1 SF-1 RESIDENTIAL LOT

CITY OF ANNA
Planning & Zoning Commission
January 3, 2022
Final Plat: Persimmon Drive
Applicant: Anna 51 Joint Venture

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Persimmon Drive, Final Plat.

SUMMARY:

Right-of-way dedication on 3.4± acres located on the south side of W. White Street, 1,293± feet west of Oak Hollow Lane. Zoned: SF-E Single-Family Residential – Large Lot.

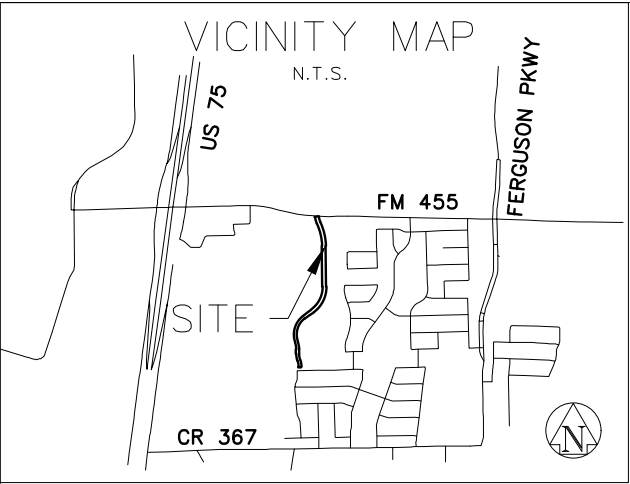
The purpose for the Final Plat is to dedicate right-of-way and easements necessary for the future construction and expansion of Persimmon Drive.

RECOMMENDATION:

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

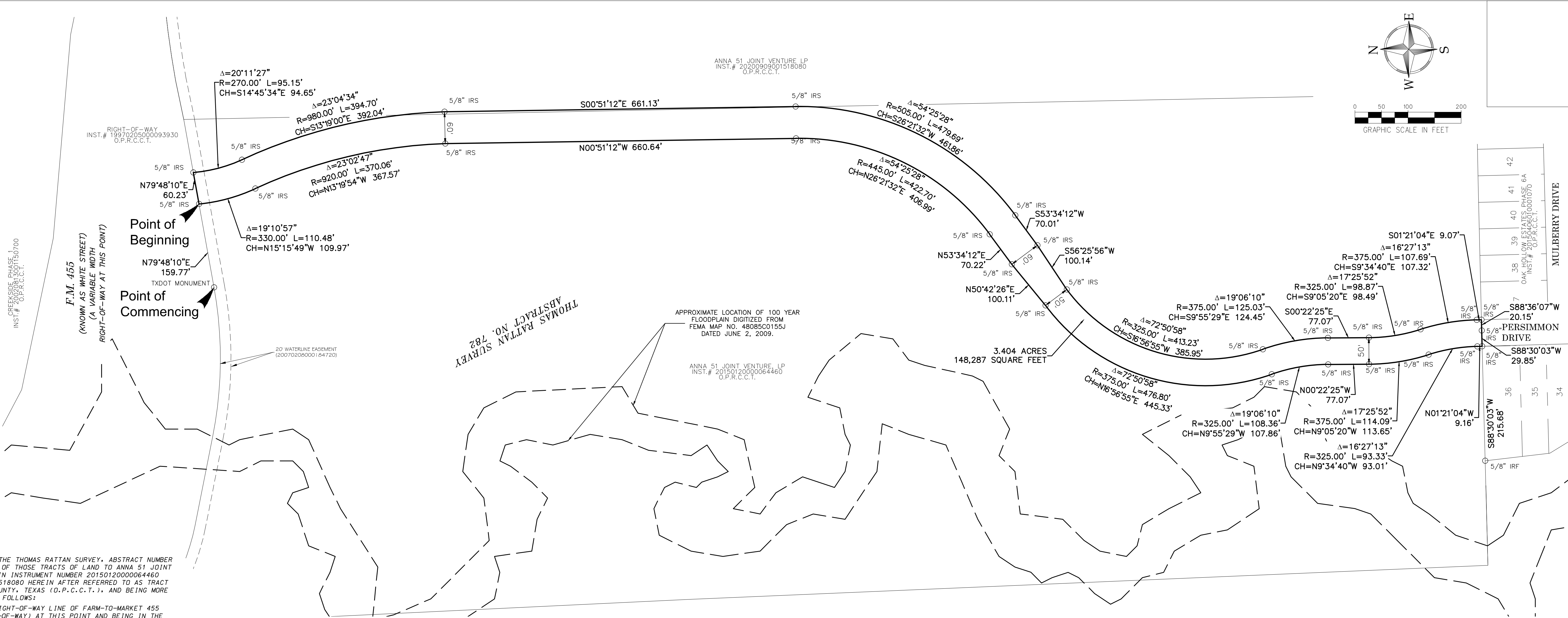
ATTACHMENTS:

Exhibit



LEGEND

IRF IRON ROD FOUND
IRS IRON ROD SET



LEGAL DESCRIPTION:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS RATTAN SURVEY, ABSTRACT NUMBER 782, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND TO ANNA 51 JOINT VENTURE, LP (A LIMITED PARTNERSHIP) RECORDED IN INSTRUMENT NUMBER 2015012000064460 HEREIN REFERRED TO AS TRACT 1 AND 20200909001518080 HEREIN AFTER REFERRED TO AS TRACT 2 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A TXDOT MONUMENT IN THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET 455 (KNOWN AS WHITE STREET A VARIABLE WIDTH RIGHT-OF-WAY) AT THIS POINT AND BEING IN THE NORTH LINE OF SAID TRACT 1;

THENCE N 79° 48' 10" E, 159.77 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND BEING THE POINT OF BEGINNING;

THENCE N 79° 48' 10" E, 60.23 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING SAID NORTH LINE OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2 THE FOLLOWING BEARINGS AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 95.15 FEET, THROUGH A CENTRAL ANGLE OF 20° 11' 27", HAVING A RADIUS OF 270.00 FEET, AND A LONG CHORD WHICH BEARS S 14° 45' 34" E, 94.65 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 394.70 FEET, THROUGH A CENTRAL ANGLE OF 23° 04' 34", HAVING A RADIUS OF 980.00 FEET, AND A LONG CHORD WHICH BEARS S 13° 19' 00" E, 392.04 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 00° 51' 12" E, 661.13 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 479.69 FEET, THROUGH A CENTRAL ANGLE OF 54° 25' 28", HAVING A RADIUS OF 505.00 FEET, AND A LONG CHORD WHICH BEARS S 26° 21' 32" W, 461.86 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 53° 34' 12" W, 70.01 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 56° 25' 56" W, 100.14 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 413.23 FEET, THROUGH A CENTRAL ANGLE OF 72° 50' 58", HAVING A RADIUS OF 325.00 FEET, AND A LONG CHORD WHICH BEARS S 16° 56' 55" W, 385.95 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 125.03 FEET, THROUGH A CENTRAL ANGLE OF 19° 06' 10", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS S 09° 55' 29" E, 124.45 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 00° 22' 25" E, 77.07 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 98.87 FEET, THROUGH A CENTRAL ANGLE OF 17° 25' 52", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS S 09° 05' 20" E, 98.87 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.69 FEET, THROUGH A CENTRAL ANGLE OF 16° 27' 13", HAVING A RADIUS OF 325.00 FEET, AND A LONG CHORD WHICH BEARS S 09° 34' 40" E, 107.32 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

S 01° 21' 04" E, 9.07 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET TO THE NORTH LINE A TRACT OF LAND TO OAK HOLLOW ESTATES PHASE 6A RECORDED IN INSTRUMENT NUMBER 20150406010001070 OF SAID O.P.R.C.C.T.;

THENCE S 88° 36' 07" W, 20.15 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE S 88° 30' 03" W, 29.85 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

CONTINUED

CONTINUING

THENCE DEPARTING THE NORTH LINE OF SAID OAK HOLLOW TRACT OVER AND ACROSS SAID TRACT 1 THE FOLLOWING BEARINGS AND DISTANCES:

N 01° 21' 04" W, 9.16 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 93.33 FEET, THROUGH A CENTRAL ANGLE OF 16° 27' 13", HAVING A RADIUS OF 325.00 FEET, AND A LONG CHORD WHICH BEARS N 09° 34' 40" W, 93.01 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 114.09 FEET, THROUGH A CENTRAL ANGLE OF 17° 25' 52", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS N 09° 05' 20" W, 113.65 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 00° 22' 25" W, 77.07 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 108.36 FEET, THROUGH A CENTRAL ANGLE OF 19° 06' 10", HAVING A RADIUS OF 325.00 FEET, AND A LONG CHORD WHICH BEARS N 09° 55' 29" W, 107.86 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 476.80 FEET, THROUGH A CENTRAL ANGLE OF 72° 50' 58", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS N 16° 56' 55" E, 445.33 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 50° 42' 26" E, 100.11 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 53° 34' 12" E, 70.22 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 422.70 FEET, THROUGH A CENTRAL ANGLE OF 54° 25' 28", HAVING A RADIUS OF 445.00 FEET, AND A LONG CHORD WHICH BEARS N 26° 21' 32" E, 406.99 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

N 00° 51' 12" W, 660.64 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 370.06 FEET, THROUGH A CENTRAL ANGLE OF 23° 02' 47", HAVING A RADIUS OF 920.00 FEET, AND A LONG CHORD WHICH BEARS N 13° 19' 54" W, 367.57 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "PELTON" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 110.48 FEET, THROUGH A CENTRAL ANGLE OF 19° 10' 57", HAVING A RADIUS OF 330.00 FEET, AND A LONG CHORD WHICH BEARS N 15° 15' 49" W, 109.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 148.287 SQUARE FEET OR 3.404 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2022 BY THE CITY COUNCIL OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

BY: _____

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES STEPHEN RAMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." TAC 22.138.33e
Charles Stephen Ramsey, RPLS 6718
Date: 12/23/2021

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6718

STATE OF TEXAS
COUNTY OF COLLIN

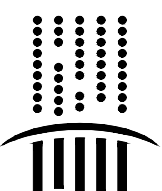
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES STEPHEN RAMSEY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____



PELTON
LAND SOLUTIONS

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH: 469-213-1800

JOB# CCR21001 December 23, 2021 PAGE 1 OF 1

EXHIBIT A

**A Final Plat of
Persimmon Drive**

3.404 ACRES TOTAL
SITUATED IN THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA
COLLIN COUNTY, TEXAS

Date of Preparation: December 2021

Owner/Developer
ANNA 51 JOINT VENTURE LP
CLUB LAKE TRAIL MCKINNEY,
TX 75072
214-802-8264

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

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.

ISSUES:

Design Standard Variation - Minimum Driveway Separation

The applicant is requesting a vary the minimum driveway separation requirement from adjacent intersections. The city's adopted Engineering Design Standards require any driveway proposed on Throckmorton Boulevard (Collector roadway) to be a minimum of 150 feet from W. White Street (Arterial roadway). The applicant is requesting to modify/reduce that distance to 86 feet.

Based on existing conditions the Director of Public Works is in support of allowing a reduction in the minimum driveway separation requirement while reserving the right to reevaluate the driveway location in the future – *See MEMO No: 21-PWD-038 dated December 30, 2021.*

Landscape Buffer Reduction

The applicant is requesting to reduce the minimum 20-foot landscape buffer requirement adjacent to the right-of-way. Sec. 9.06.007 (Setbacks) of Article 9.06 (Landscape Regulations) states that nonresidential and multiple-family parcels shall provide for a

minimum 20-foot landscape buffer when adjacent to the right-of-way of any major thoroughfare. For the purpose of this article, a major thoroughfare is any proposed or existing thoroughfare with an ultimate right-of-way width of 60 feet or greater.

However, if unique circumstances existing which prevent strict adherence with the requirement the city council has the authority to consider granting a variance during the site plan approval process by reducing the buffer requirement to a minimum of 10 feet.

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

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

Due to current right-of-way being less than 50 feet for this section of Throckmorton Boulevard the narrowness of the commercial property to support a 20-foot landscape buffer along Throckmorton Boulevard, and to maintain similar development form with the property to the west the applicant is requesting to reduce the required landscape buffer to 11-feet.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council granting a Design Standard variation to the minimum driveway spacing separation per Director of Public Works recommendation.
2. City Council granting a reduced landscape buffer of 11 feet.
3. Additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

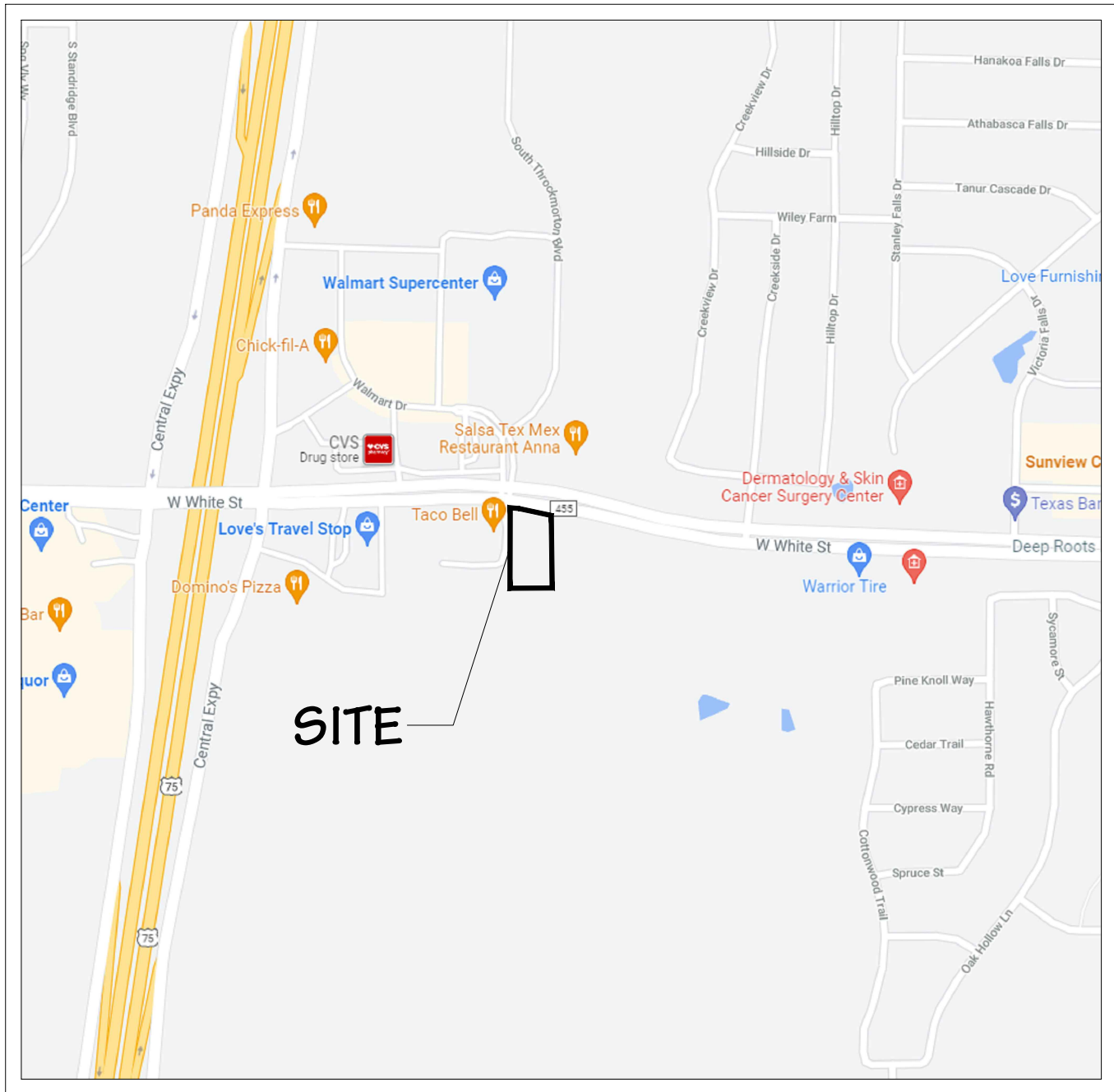
Exhibit

Public Works Memo

Driveway spacing variance request

Landscape buffer reduction request

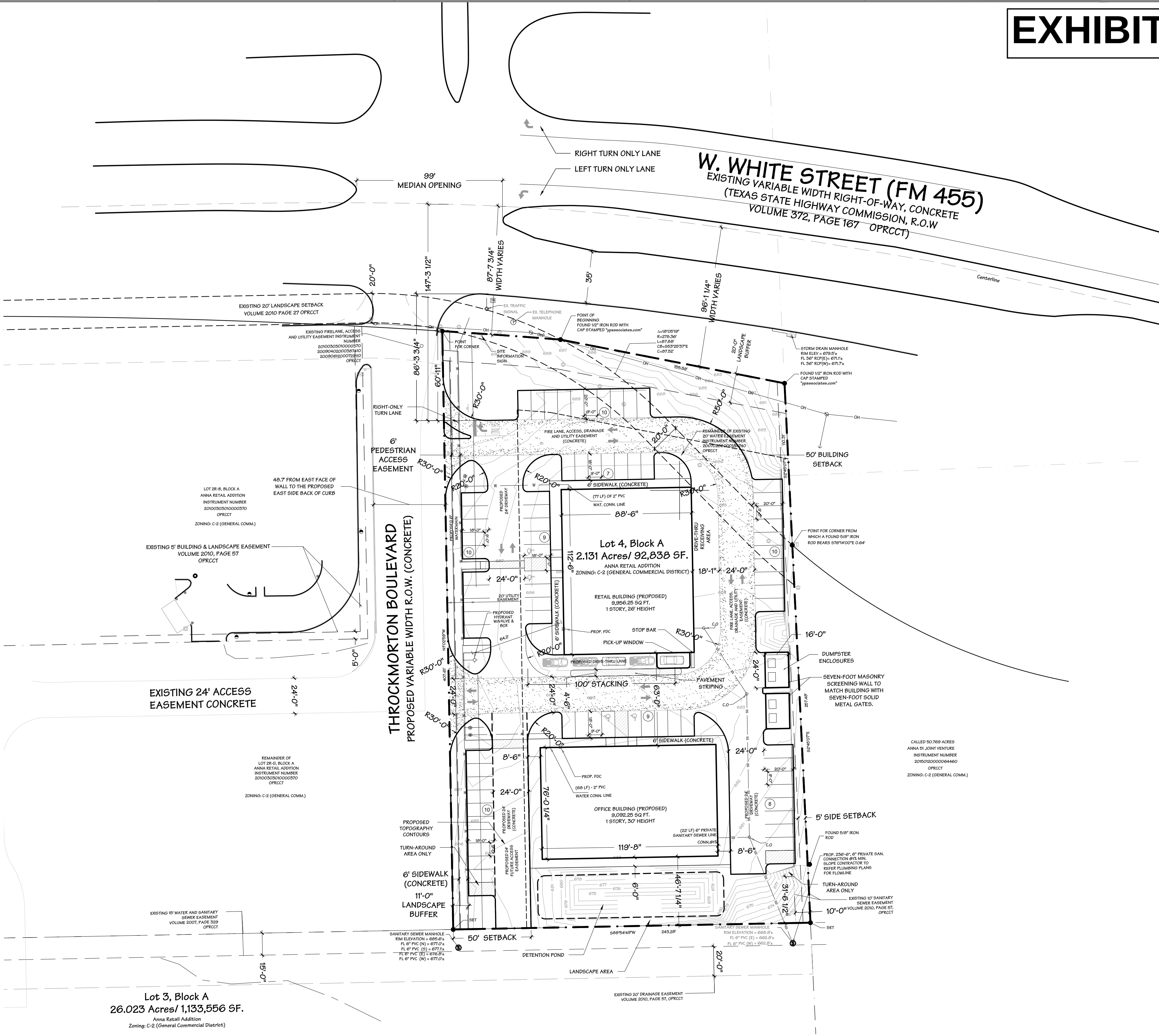
EXHIBIT A



Site Data Summary Table

Item	Lot
General Site Data	
Zoning (from zoning map)	Lot 4, Block A. Anna Retail Addition
Land Use (from Zoning Ordinance)	C-2 (General Commercial District)
Lot Area (square feet & acres)	92,838 SF/ 2.131 Acre
Building Footprint Area (square feet)	Retail Building: 9,956.25 sf Office Building: 9,092.25 sf
Total Building Area (square feet)	19,048.5 sf
Building Height (# stories)	Retail Building: 1 story Office Building: 1 story
Building Height (feet – distance to tallest building element)	Retail Building: 26' Office Building: 30'
Lot Coverage (percent – x.xx%)	20.52%
Parking	
Parking Ratio (from Zoning Ordinance)	Retailer: 4 per 1000 sf GFA Offices: 3 per 1000 sf GFA
Required Parking (# spaces)	Retail Building: 40 Office Building: 27
Provided Parking (# spaces)	Retail Building: 46 Office Building: 27
Accessible Parking Required (# spaces)	Retail Building: 2 Office Building: 2
Accessible Parking Provided (# spaces)	Retail Building: 2 Office Building: 2
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	Retail Building: 320 sf Office Building: 216 sf
Additional interior landscape area provided (square feet)	20,939.00 sf
Total Landscape Area (square feet)	21,475.00 sf

SITE PLAN LEGEND	
	FIRELANE PAVING
	6-INCH BOLLARD
	SIGNS
	PROP. FIRE HYDRANT
	WATER METER
	IRRIGATION METER
	WATER VALVE
	TEE VALVE
	WATER LINE
	SANITARY SEWER LINE
	CONTOUR
	SILT FENCE
	TC = TOP OF CURB
	G = GUTTER



0 40 80 120 160 ft



PROJECT / SURVEY	Plan Type:	Site Plan	DRAWN BY	Company:	Bluestone Partners, LLC	PROPERTY	Current Property Owner:	Anna 31 Retail, LP
	Project Name:	Lot 4, Block A. Anna Retail Addition		Address:	4708 N. FM. 1417 Sherman, Texas 75092		Address:	8400 Westchester Dr STE 300, Dallas TX 75225
	Gross Acreage:	2.131 Acres		Preparer:	Drake R. Hitchcock		Contact:	David Claassen
	Location:	City of Anna, Collin County, Texas 75409		Phone:	903.813.1415		Phone:	214-361-8300
	Survey & Abstract:	Thomas Rattan Survey, Abstract NO.782		Date of Preparation:	December 30, 2021		Email:	david@claasseninvestments.com





Subdivision Ordinance – Driveway Waiver Request

MEMO No: 21-PWD-038

Date: December 30, 2021

To: Ross Altobelli, Director of Development Services

From: Greg Peters, P.E., Director of Public Works

CC: Wes Lawson, P.E., City Engineer

Re: Anna Retail Addition, Block A, Lot 4– Driveway Spacing Waiver Request

Bluestone Partners, LLC, has submitted a preliminary plat for Anna Retail Addition, Block A, Lot 4, a new commercial subdivision located east of Throckmorton Boulevard and south of FM 455 White Street in the City of Anna, Texas.

Section 2.6 and Figure 2.3 of the City of Anna Design Standards sets the minimum driveway spacing for non-residential driveways. Per the Design Standards, the minimum distance from an Arterial/Collector intersection with for placement of a driveway on a Collector Road is 150-feet.

Per the Preliminary Plat and Site Plan for the proposed development, the length from the proposed commercial driveway to the intersection of Throckmorton Boulevard and FM 455 White Street is 86 linear feet. The developer has requested a waiver of the 150-foot requirement for the minimum distance between commercial driveways and the street intersection.

The City of Anna Public Works Department has reviewed the waiver request, City of Anna Design Standards, City Ordinances, and considered any potential impacts this waiver may have on traffic movement on Throckmorton Boulevard and in the intersection of Throckmorton Boulevard and FM 455 White Street. Staff has also reviewed the potential negative impacts to the development if the waiver is not granted. The decreased distance requested in the waiver

is 86 feet, which is a 42.7% decrease in the minimum allowable distance between a commercial driveway and a street intersection.

Staff Findings:

- The requested waiver is for a distance reduction of 42.7% below the required minimum spacing.
- There are existing driveways on Throckmorton Boulevard north of FM 455 and South of FM 455 which were constructed in the past, and do not meet the 150-foot requirement.
- Per the developer, not granting the extension would likely result in the loss of the proposed tenant.
- In the future, Throckmorton is intended to be constructed as a commercial collector road, connecting from FM 455 to Taylor Boulevard. This is shown in the Master Thoroughfare Plan.
- Currently Throckmorton Boulevard south of FM 455 is a dead-end paved surface which functions solely as access to adjacent commercial properties. Traffic volumes on this section of Throckmorton are very low, and the road is not currently functioning as a Collector Road.
- Staff finds that the proposed driveway will not have a negative impact on traffic safety for Throckmorton Boulevard in the current conditions. However, when Throckmorton Boulevard is extended and functions as a commercial collector, left turning movements into this driveway will likely cause negative impacts to the intersection of Throckmorton and FM 455.
- See attachments A thru D included with this memo for more information.

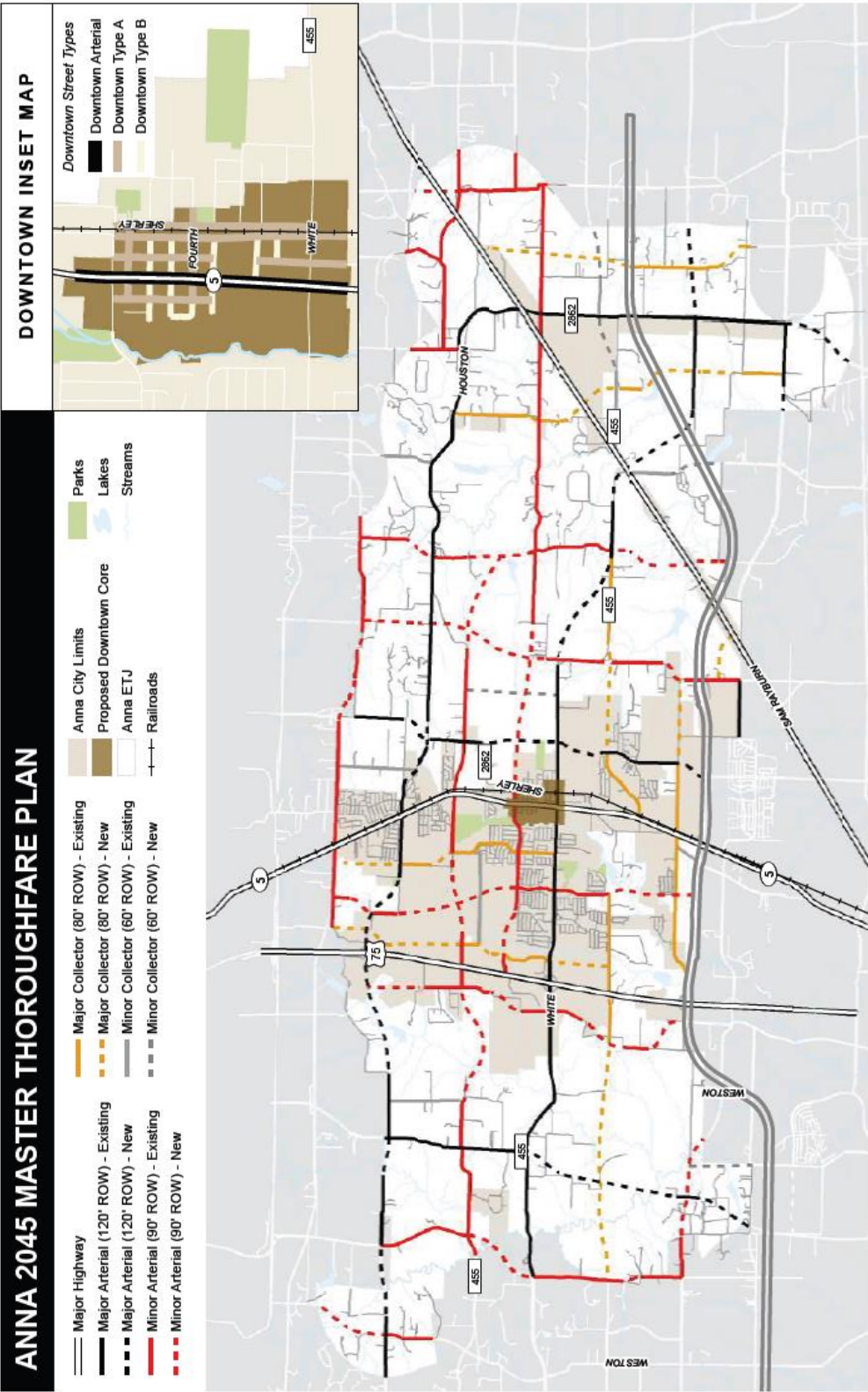
Staff finds that the proposed layout and location of the proposed driveway is acceptable for the current roadway conditions, but recommends adding a stipulation to the approval as follows:

The proposed driveway is approved as shown and shall be allowed to remain in place until such time that a traffic engineering study of Throckmorton Boulevard demonstrates that the traffic volumes on Throckmorton have risen to a level whereby the left turn movement into the driveway presents a traffic safety concern. At such a time, the City reserves the right to reconfigure this driveway to be right in/right out only, prohibiting left turns into the driveway.



Greg Peters, P.E.
Director of Public Works
City of Anna, Texas

Attachment A – Master Thoroughfare Plan

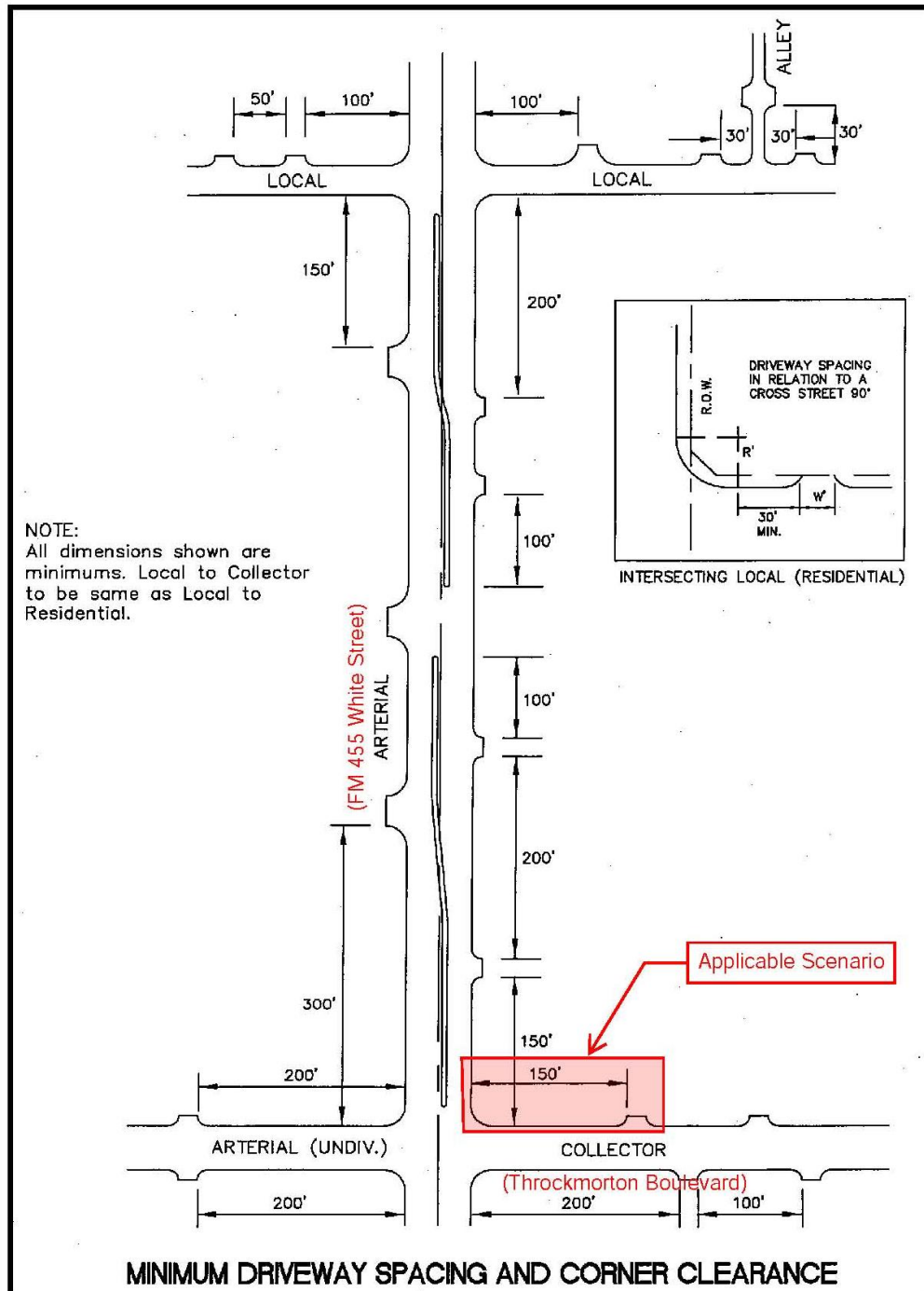


Attachment B – Aerial Image



Attachment D – Applicable Design Standard

Figure 2.3



2.5 Median Openings, Width, Location and Spacing

Arterial thoroughfares in Anna are to have raised medians. Arterials having single lane two-way left turn lanes are discouraged and may be allowed only in special circumstances with the approval of the City Council.

Median openings at intersections shall be from right-of-way to right-of-way of the intersecting street, unless otherwise approved by the City's Engineer.

The width of mid-block median openings shall not be less than 60 feet, or greater than 70 feet.

Using the above requirements, examples of the minimum distance between median openings on a divided street where left-turn storage is provided in both directions are:

- A. 310 feet from nose to nose of the median from the intersection of two major thoroughfares to a street or drive (see Figure 2.2);
- B. 260 feet from nose to nose of the median from the intersection of two secondary thoroughfares or a secondary thoroughfare and a major thoroughfare to a residential street or a drive, and;
- C. 220 feet from nose to nose of the median for intersection combinations of drives and/or residential streets.

2.6 Driveway Locations

Minimum standards for driveway separation accessing the same site are shown in Figure 2.3. This standard applies to all non-residential uses.

There is a minimum distance upstream and downstream from adjacent intersections within which driveways should not be located. This separation distance varies with the classification of street and is shown in Figure 2.3. This standard applies to all non-residential users.

At mid-block access points, there is a minimum distance from a median nose, within which driveways should not be located. This is shown in Figure 2.3 and is equally applicable along both major and minor arterials for non-residential uses.

2.7 Block Lengths

In general, streets shall be provided at such intervals as to serve cross traffic adequately and to intersect with existing streets. Where no existing plats control, the blocks shall be not more than 1,200 feet in length. Block arrangements must provide access to all lots, and in no case, shall a block interfere with traffic circulation.

2.8 Street Intersections

More than two streets intersecting at one point shall not be allowed. All streets and thoroughfares should intersect other streets and thoroughfares at an angle of ninety (90) degrees unless otherwise approved by the City's Engineer.

Arterial and collector street intersections shall have property line corner clips with a minimum tangent distance of thirty (30) feet. Residential streets shall not normally be



To:

City of Anna
Developmental Services
3223 North Powell Parkway
P.O. Box 776
Anna, TX 75409

Development Application – Site Plan Approval

for the

Commercial and Office Building Development on
Lot 4, Block A, Anna Retail Addition

Project Narrative:

Bluestone Partners, LLC. is working to develop the property located at (Lot 4, Block A, Anna Retail Addition). It is a 2.131-acre property, and our plan currently involves building an approximately 10,000 square foot commercial building (single story) for a nationally recognized pharmacy tenant with a drive-through and an approximately 9,000 square foot office building. The property will be supported by 73 parking spaces, fire lanes, and trash enclosures.

Bluestone is excited that this new development will enhance the current area and exemplify Anna's growth.

Variance Request:

We are requesting a variance on the minimum distance between a local and arterial street (North entrance of our site).

- Current Requirement: 150' minimum spacing between local and arterial streets.
- Requested Variance: 86' spacing between local and arterial streets.

The request for this variance will allow for adequate spacing for two vehicular access points on the proposed site plan while allowing drivers maneuverability within the development. The proposed plan closely mirrors the site plan template that the tenant provided.

BLUESTONE
PARTNERS, LLC

4708 N. F.M. 1417
Sherman, Texas 75092
Office: 903-813-1415



Date:

December 30, 2021

To:

City of Anna
111 N. Powell Parkway
P.O Box 776
Anna, TX 75409-0776
972-924-3325

Re: Waiver Request - Anna Retail Lot 4 – SE Corner of West White Street and Throckmorton Blvd.

Council Members,

We at Bluestone Partners have submitted a Site Plan for approval. We respectfully request that this Site Plan be approved with a waiver to the following requirement:

Sec. 9.06.007

(b) Landscape setbacks on major thoroughfares. For nonresidential and multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required. If the lot is a corner lot, all frontages shall be required to observe the 20-foot buffer. For the purposes of this article, a major thoroughfare is any proposed or existing thoroughfare with an ultimate right-of-way width of 60 feet or greater.

With the current circumstances that follow, we are requesting that the landscape buffer along Throckmorton Boulevard be reduced to an 11-foot buffer. Those circumstances include the current Right-of-Way being less than 50' along our property for Throckmorton, as well as the general plat width of the property not being wide enough to support a 20-foot landscape buffer. That depth would render the site very difficult to use. With an 11-foot buffer, we can still achieve the needed landscape requirements.

Should you have any questions, please do not hesitate to contact our office. We appreciate your consideration of this waiver and are excited about the approval of this Site Plan.

Regards,

Drake Hitchcock, Architect (TX # 21450)

Director of Design

Bluestone Partners, LLC.

drake@bluestonebuild.com

903.813.1415

CITY OF ANNA
Planning & Zoning Commission
January 3, 2022

Preliminary Plat: Anna Town Square Addition, Block A, Lots 1 & 2

Applicant: John Arnold / Anna Town Center Mixed Use LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat.

SUMMARY:

Multiple-family residences on Lot 1 and vacant lot on 24.5± acres located at the northwest corner of Finley Boulevard and Florence Way. Zoned: Planned Development-Multiple-Family – High Density (PD-MF-2).

The purpose for the preliminary plat is to propose lot and block boundaries and easements necessary for the creation of the multiple-family residential development.

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

RECOMMENDATION:

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

ATTACHMENTS:

Extension Request

December 30, 2021

Ross Altobelli
Director of Development Services
City of Anna
3223 North Powell Parkway
Anna, TX 75409

Re: 30-day Extension Request

Dear Mr. Altobelli,

As authorized project representative, I would like to request a 30-day extension to section 212.009 of the Texas Local Government Code for the preliminary plat application for Anna Town Square, Block A, Lots 1 & 2. Please contact me should you require any additional information to process this request.

Sincerely,



Todd Finley
Development Partner
CLX Ventures

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

Site Plan: Anna Town Square Addition, Block A, Lot 1

Applicant: John Arnold / Anna Town Center Mixed Use LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lot 1, Site Plan.

SUMMARY:

Multiple-family residences on one lot on 13.4± acres located at the northwest corner of Finley Boulevard and Florence Way. Zoned: Planned Development-Multiple-Family – High Density (PD-MF-2).

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

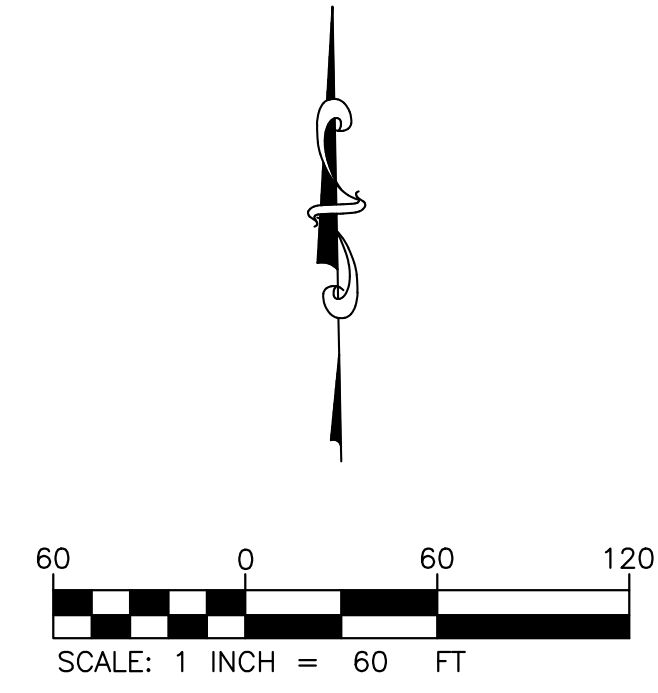
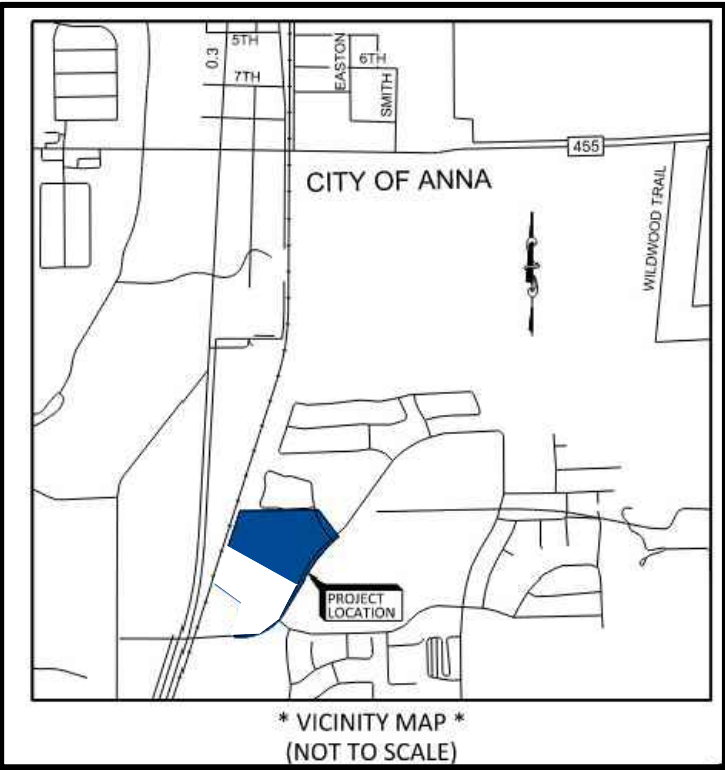
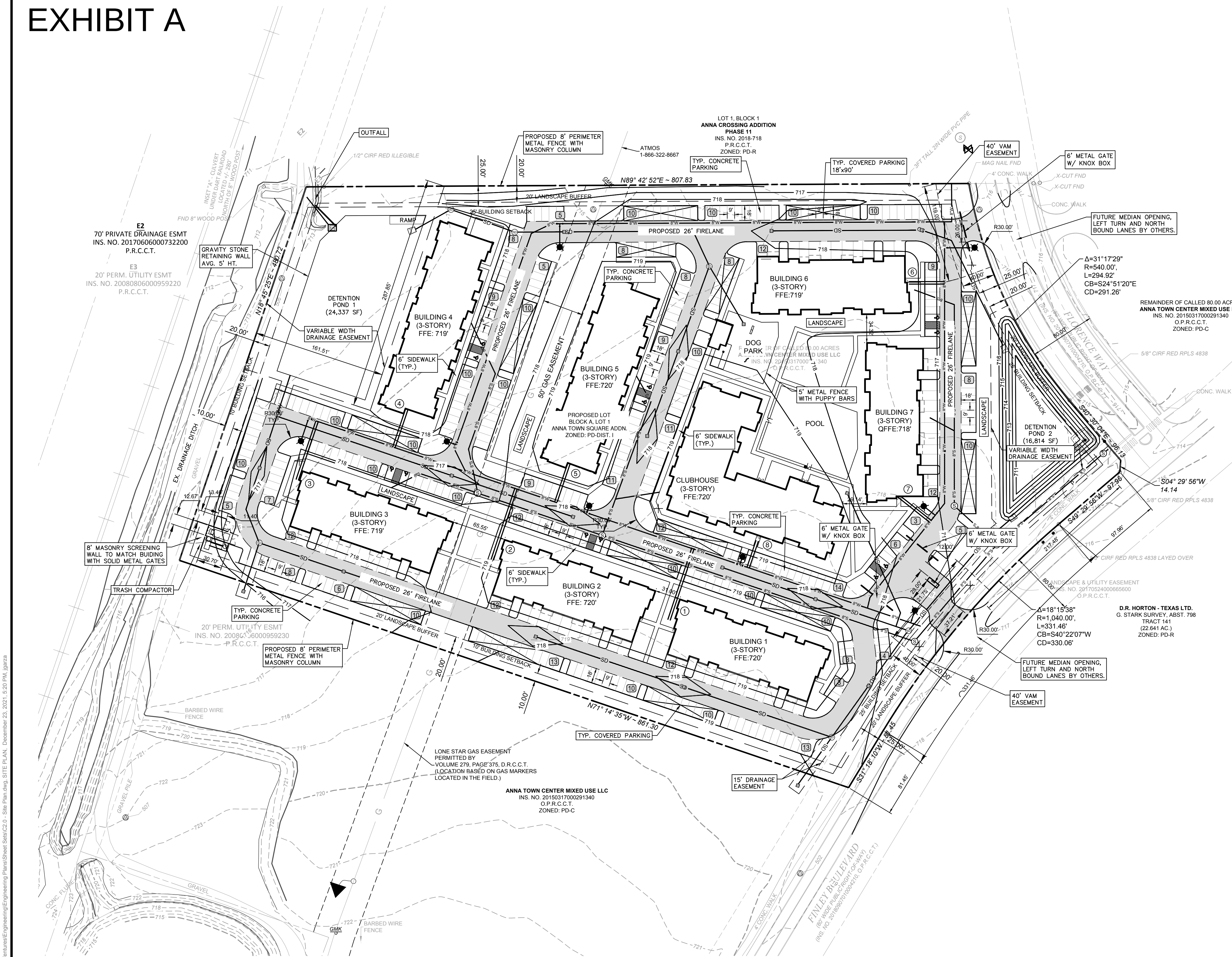
RECOMMENDATION:

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

ATTACHMENTS:

Exhibit

EXHIBIT A



PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETEE CURB	
FIRE LANE	
WATER LINE	
SANITARY LINE	
SANITARY MANHOLE	
STORM DRAIN LINE	
STORM MANHOLE	
STORM INLET	
FIRE HYDRANT	

WATER METER SCHEDULE		
NO.	METER	BUILDING NO.
1	2"	1
2	2"	2
3	2"	3
4	3"	4
5	3"	5
6	2"	6
7	2"	7
8	3"	CLUBHOUSE

Anna Site Data Summary Table	
Item	Lot 1*
General Site Data	
Zoning (from zoning map)	PD - MF - 2
Land Use (from Zoning Ordinance)	MF-2
Lot Area (square feet & acres)	13.37 Ac (582,494 SF)
Building Footprint Area (square feet)	115,947 SF
Total Building Area (square feet)	346,323 SF
Building Height (# stories)	3 story
Building Height (feet - distance to tallest building element)	43'-0" to top of roofridge
Lot Coverage (percent - x.xx%)	19.90%
Multifamily Units	
# of studios / Minimum square feet	575 SF
# of 1 bedrooms / Minimum unit size	648 SF
# of 2 bedrooms / Minimum unit size	987 SF
# of 3 bedrooms / Minimum unit size	1,320 SF
Total Unit Count	280 units
Parking	
Parking Ratio (from Zoning Ordinance)	2 Spaces per Dwelling Unit
Required Parking (# spaces)	560
Provided Parking (# spaces)	545
Accessible Parking Required (# spaces)	12
Accessible Parking Provided (# spaces)	12
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking)	3,480 SF
Additional interior landscape area provided (square feet)	5,000 +
Total Landscape Area (square feet)	8480 SF
Open Space Area Required	
1 Bedroom = 600 SF Open Space	93,000 SF
Each additional bedroom over 1 Bedroom = 300 SF Open Space	37,800 SF
Total Open Space Required	130,800 SF
Open Space Area Provided	
Site Landscape	93,384 SF
Detention Pond Area	41,151 SF
Site Amenities	47,622 SF
Total Open Space Provided	141,006 SF

REVISION	DESCRIPTION	DATE

SITE PLAN

ANNA TOWN SQUARE ADDITION
LOT 1, BLOCK A
13.37 ACRES
GRANDERSON STARK SURVEY, ABST. 798
CITY OF ANNA, COLLIN COUNTY, TX 75409

Bowman

© Bowman Consulting Group, Ltd.
TBPE Firm Registration No. F-14309

5601 Democracy Drive,
Suite 205
Plano, Texas 75024
Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

DESIGN	DRAWN	CHKD	DATE:	JOB No.	SHEET
RS	JG	RS	12/21/2021	070416-01-001	C1

V:\070416-CLX Ventures-Anna, TX\070416-01-001 (ENG) - CLX Ventures\Engineering\Plans\Site Plans\Site Plan.dwg, SITE PLAN, December 23, 2021 1:20 PM, jgarza



Know what's below.
Call before you dig. PRELIMINARY NOT FOR CONSTRUCTION

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGINEER

BOWMAN CONSULTING GROUP, LTD
8201 Preston Road, Suite 700B
Dallas, Texas 75225
[Phone] 972.497.2993
Contact: Ryan Safford, P.E.

DEVELOPER

CLX VENTURES
300 Crescent Court
Dallas, TX 75201
[Phone] 972.690.7474
Contact: Todd Finley

LANDSCAPE ARCHITECT

MECKS DESIGN GROUP, INC
1755 N. Collins Blvd., Suite 300
Richardson, Texas 75001
[Phone] 972.690.7474
Contact: Herb Meeks

ARCHITECT

GSR ANDRADE
4121 Commerce St., Suite #1
Dallas, Texas 75226
[Phone] 214.824.7040
Contact: Welly Supangat

OWNER

ANNA TOWN CENTER MIXED USE, LLC
8214 Westchester Dr., Suite 710
Dallas, Texas 75225
[Phone] 214.522.4945
Contact: John Arnold

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF RYAN C. SAFFORD, P.E. ON DECEMBER 23, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CITY OF ANNA
Planning & Zoning Commission
January 3, 2022

Preliminary Plat: Foster Crossing Addition, Block A, Lot 1

Applicant: Sam Franklin, Manager, East Foster LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Foster Crossing Addition, Block A, Lot 1, Preliminary Plat.

SUMMARY:

Multiple-family residences on one lot on 8.3± acres located at the northeast corner of Vail Lane and E. Foster Crossing Road. Zoned: Planned Development-Multiple-Family – High Density (PD-MF-2).

The purpose for the preliminary plat is to propose lot and block boundaries and easements necessary for the creation of the multiple-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:

Exhibit

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLN §

WHEREAS, EAST FOSTER LLC is the owner of that certain tract of land situated in the City of Anna, in the Granderson Stark Survey, Abstract No. 798 of Collin County, Texas and being all of that certain called 1.324 acre tract of land described in a Correction Special Warranty Deed to East Foster LLC., dated June 23, 2021 and recorded in Document No. 20210623001271630, Deed Records, Collin County, Texas (D.R.C.C.T.) and also being all of that certain called 6.932 acre tract of land described as "Tract B" in a Special Warranty Deed to East Foster LLC, dated April 13, 2021 and recorded in Document No. 20210426000829900, D.R.C.C.T. and the consolidation of the two said tracts being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838" (hereinafter referred to as "with cap"), found at the southeast corner of the above described 1.324 acre East Foster LLC tract and an inside ell corner for that certain called 2.762 acre tract of land described in a Special Warranty Deed to Anna Crossing 40PGE, Ltd., recorded in Document No. 20210524001039830, D.R.C.C.T. and said point being on the future north right-of-way line of E. Foster Crossing Road (formerly known as County Road 421 - variable width public right-of-way);

THENCE: North 89 deg. 11 min. 45 sec. West, along the future north right-of-way line of said E. Foster Crossing Road, at a distance of 145.03 feet, passing the southwest corner of said 1.324 acre tract and same being the southeast corner of the above described 6.932 acre East Foster LLC tract and continuing along the future north right-of-way line of E. Foster Crossing Road and the south line of said 6.932 acre tract for a total distance of 789.33 feet to a 5/8 inch iron rod with cap, found for the southwest corner of said 6.932 acre tract, at the intersection of the future north right-of-way line of E. Foster Crossing Road and the future east right-of-way line of Vail Lane (proposed 50' wide public right-of-way);

THENCE: Departing from the future north right-of-way of E. Foster Crossing Road, along the west line of said 6.932 acre tract and the future east right-of-way line of Vale Lane as follows:

North 44 deg. 11 min. 45 sec. West, a distance of 27.38 feet to a point for corner;

North 00 deg. 48 min. 56 sec. East, a distance of 166.85 feet to a point for corner at the beginning of a curve to the left, having a radius of 325.00 feet, a central angle of 23 deg. 19 min. 32 sec. and a chord that bears North 10 deg. 50 min. 50 sec. West - 131.40 feet;

Northwesterly, along said curve to the left, an arc distance of 132.31 feet to a point for corner at the end of said curve and the beginning of a reverse curve to the right, having a radius of 275.00 feet, a central angle of 22 deg. 19 min. 55 sec. and a chord that bears North 11 deg. 20 min. 38 sec. West - 106.51 feet;

Northwesterly, along said curve to the right, an arc distance of 107.19 feet to a point for corner at the end of said curve;

North 00 deg. 10 min. 41 sec. West, a distance of 58.30 feet to a 5/8 inch iron rod with cap, found for the northwest corner of said 6.932 acre tract, on the south line of that certain called 19.882 acre tract of land described in a Special Warranty Deed With Vendor's Lien to Anna Crossing 40PGE, Ltd, recorded in Document No. 20190114000044870, D.R.C.C.T.;

THENCE: North 89 deg. 49 min. 19 sec. East, departing from the future east right-of-way line of Vail Lane, along the common line of said 6.932 acre tract and said 19.882 acre Anna Crossing 40PGE tract, a distance of 514.65 feet to a 5/8 inch iron rod with cap, found for the most northerly northeast corner of said 6.932 acre tract and same being the northwest corner of that certain called 0.578 acre tract of land described as "Tract B" in a Special Warranty Deed to Anna Crossing 40PGE, Ltd, recorded in Document No. 20210524001039820, D.R.C.C.T.;

THENCE: Departing from the south line of said 19.882 acre Anna Crossing 40PGE tract, along the common line of said 6.932 acre tract and said 0.578 acre Anna Crossing 40 PGE tract as follows:

South 02 deg. 07 min. 59 sec. West, a distance of 64.76 feet to a point for an angle corner;

South 30 deg. 39 min. 41 sec. East, a distance of 47.85 feet to a point for an angle corner;

South 00 deg. 14 min. 58 sec. East, a distance of 23.04 feet to a point for corner at the beginning of a curve to the left, having a radius of 11.00 feet, a central angle of 89 deg. 57 min. 12 sec. and a chord that bears South 45 deg. 13 min. 48 sec. East - 15.55 feet;

Southeasterly, along said curve to the left, an arc distance of 17.27 feet to a point for corner at the end of said curve;

North 89 deg. 47 min. 21 sec. East, a distance of 117.40 feet to a point for corner at the beginning of a curve to the left, having a radius of 11.00 feet, a central angle of 38 deg. 48 min. 49 sec. and a chord that bears North 70 deg. 22 min. 50 sec. East - 7.31 feet;

Northeasterly, along said curve to the left, an arc distance of 7.45 feet to a point for corner at the end of said curve;

North 50 deg. 58 min. 19 sec. East, a distance of 20.10 feet to a point for corner at the beginning of a curve to the right, having a radius of 4.00 feet, a central angle of 38 deg. 50 min. 28 sec. and a chord that bears North 70 deg. 25 min. 33 sec. East - 2.66 feet;

Northeasterly, along said curve to the right, an arc distance of 2.71 feet to a point for corner:

THENCE: North 89 deg. 52 min. 47 sec. East, at a distance of 15.39 feet, passing the southeast corner of said 0.578 acre tract and same being the northerly southwest corner of the above described 2.762 acre Anna Crossing 40PGE, Ltd. tract and the northwest corner of the above described 1.324 acre East Foster LLC tract and continuing along the common line of said 1.324 acre tract and said 2.762 acre tract for a total distance of 131.51 feet to a point for corner at the beginning of a curve to the right, having a radius of 4.00 feet, a central angle of 44 deg. 58 min. 38 sec. and a chord that bears South 67 deg. 37 min. 54 sec. East - 3.06 feet;

THENCE: Continuing along the common line of said 1.324 acre East Foster LLC tract and said 2.762 acre Anna Crossing 40PGE Ltd. tract as follows:

Southeasterly, along said curve to the right, an arc distance of 3.14 feet to a point for corner at the end of said curve;

South 45 deg. 04 min. 23 sec. East, a distance of 21.74 feet to a point for corner at the beginning of a curve to the left, having a radius of 11.00 feet, a central angle of 44 deg. 56 min. 57 sec. and a chord that bears South 67 deg. 32 min. 18 sec. East - 8.41 feet;

Southeasterly, along said curve to the left, an arc distance of 8.63 feet to a point for corner at the end of said curve;

North 89 deg. 59 min. 46 sec. East, a distance of 34.13 feet to a point for the northeast corner of this tract;

South 01 deg. 02 min. 28 sec. West, a distance of 157.49 feet to a point for corner at the beginning of a curve to the right, having a radius of 4.00 feet, a central angle of 89 deg. 51 min. 40 sec. and a chord that bears South 45 deg. 56 min. 07 sec. West - 5.65 feet;

Southwesterly, along said curve to the right, an arc distance of 6.27 feet to a point for corner at the end of said curve;

North 89 deg. 10 min. 14 sec. West, a distance of 7.92 feet to a point for corner at the beginning of a curve to the left, having a radius of 15.00 feet, a central angle of 90 deg. 51 min. 01 sec. and a chord that bears South 45 deg. 24 min. 20 sec. West - 21.37 feet;

Southwesterly, along said curve to the left, an arc distance of 23.78 feet to a point for corner at the end of said curve;

South 00 deg. 01 min. 06 sec. East, a distance of 171.75 feet to the POINT OF BEGINNING and containing 359,667 square feet or 8.257 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **EAST FOSTER LLC**, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **FOSTER CROSSING ADDITION, LOT 1, BLOCK A**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2021.

SAM FRANKLIN, Manager
East Foster LLC

STATE OF TEXAS §
COUNTY OF COLLN §

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

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

Notary Public, State of Texas

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

DATED this the _____ day of _____, 2021.

PRELIMINARY PLAT

RELEASED 12/22/21 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLN §

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

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

Notary Public, State of Texas

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

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas

AREA FOR CITY STAMP

PRELIMINARY PLAT

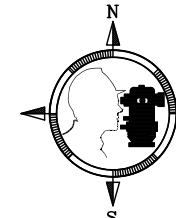
FOSTER CROSSING ADDITION

LOT 1, BLOCK A

8.257 ACRES

situated in the
Granderson Stark Survey, Abstract No. 798
City of Anna, Collin County, Texas

Date of Preparation: 12/06/2021



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shook	12/06/21	N.T.S.	2021-045	2021-045-PP.DWG	1 of 2

EXHIBIT A
2 OF 2

OWNER

EAST FOSTER LLC
Contact: Sam Franklin
1650 W. Virginia Street, Suite 212
McKinney, TX 75069
469-450-6269

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

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

CITY OF ANNA
Planning & Zoning Commission
January 3, 2022
Preliminary Plat: Anna Ranch, Phase 2
Applicant: Harlan Properties, Inc.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 2, Preliminary Plat.

SUMMARY:

299 single-family residential lots, 24 common area lots, industrial lot, commercial lot, and multiple-family residential lot on 205.5± acres located at the northeast, southeast, and southwest corners of Leonard Avenue and E. Foster Crossing Road. Zoned: Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) (Ord. No. 933-2021).

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

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

RECOMMENDATION:

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

ATTACHMENTS:

Extension Request



6060 N Central Expressway, Suite 400, Dallas, Texas 75206
t 469.621.0710 LJA.com TBPE F-1386

RECEIVED
December 29, 2021
PLANNING & DEVELOPMENT
CITY OF ANNA

December 29, 2021

Mr. Ross Altobelli
Director of Development Services
City of Anna
Planning & Development
3223 North Powell Parkway
Anna, TX 75409

Re: Anna Ranch, Phase 2 – Preliminary Plat
LJA Job No. NT400-0020

Dear Mr. Altobelli:

LJA Engineering would like to request a 30-day extension to section 212.009 of the Texas Local Government Code for the preliminary plat application for Anna Ranch, Phase 2. We request this item be placed on the February 7, 2022, Planning and Zoning Commission agenda to allow time to discuss and finalize comments with City staff.

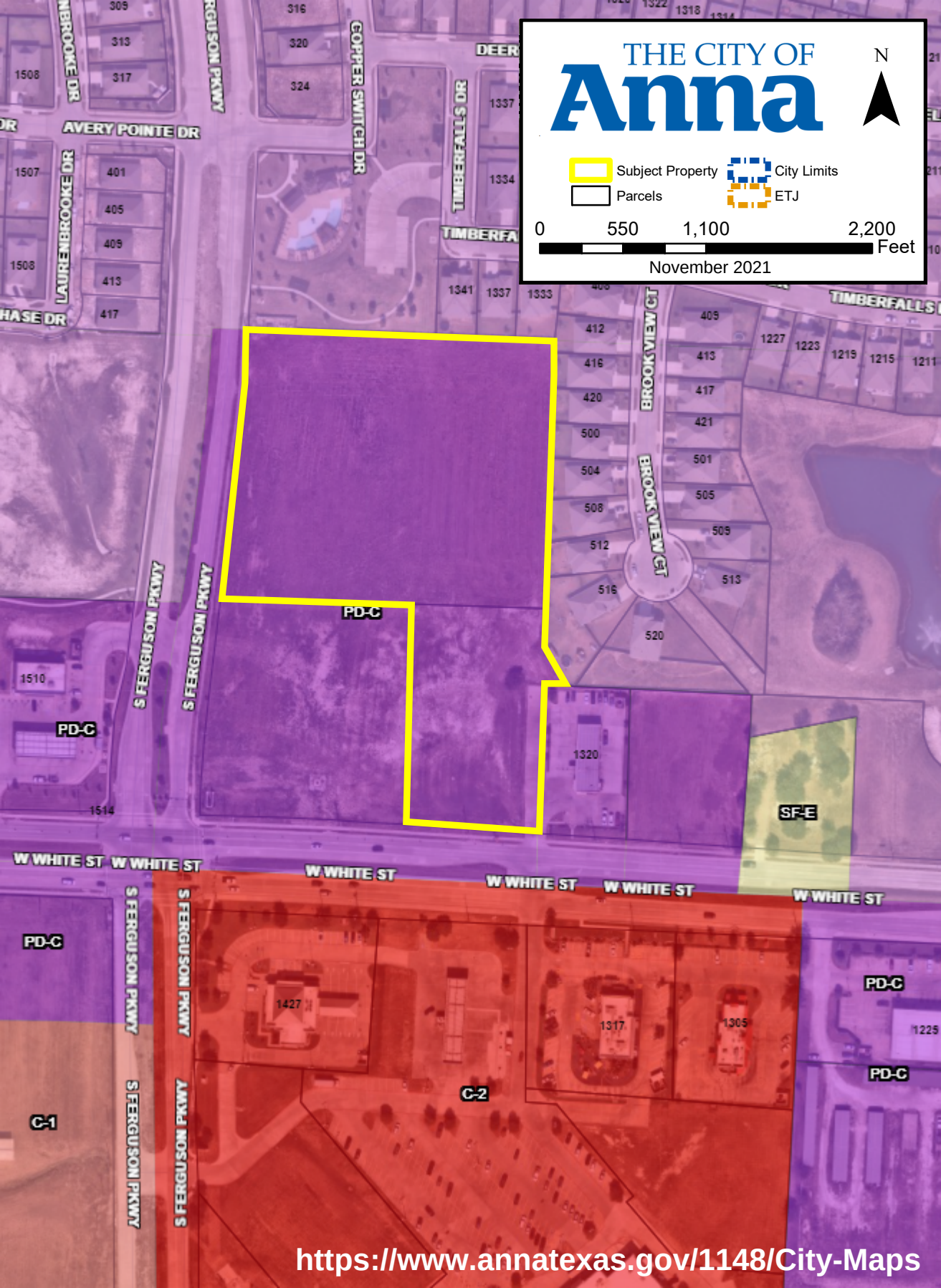
Sincerely,

LJA Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Jaison M. Stephen'.

Jaison M. Stephen, PE
Vice President

Copy: Suresh Shridharani – Harlan Properties, Inc.



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

January 3, 2022

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:

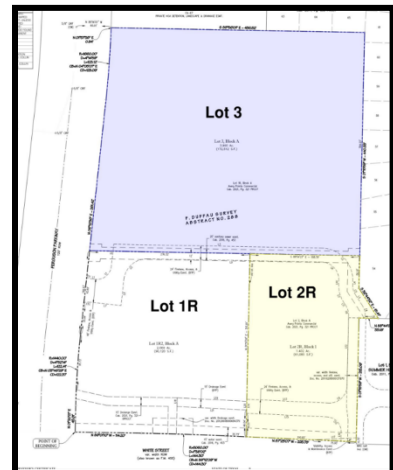
The applicant is requesting a Specific Use Permit to allow self-storage, mini-warehouse on Lot 3 as an additional allowed use and to amend Ordinance No. 179-2005 as modified by Ord. No. 226-2005 and Ord. No. 709-2015 by amending development standards associated with self-storage, mini-warehouse and reduce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

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



Visit: AnnaTexas.gov. Like us on [Facebook](https://www.facebook.com/annatexas).

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!

--

Sláinte 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 Public Comment Card, Block A, Line 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



Visit: AnnaTexas.gov. Like us on [Facebook](https://www.facebook.com/annatexas).

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

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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.

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

Amanda Leal

Name (Please Print)

Amanda Leal

Signature

112 Hayes Dr

Address

12/14/2021

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 8:13 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



Visit: AnnaTexas.gov. Like us on [Facebook](https://www.facebook.com/annatexas).

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



Visit: AnnaTexas.gov. Like us on [Facebook](https://www.facebook.com/annatexas).

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



Visit: AnnaTexas.gov. Like us on [Facebook](https://www.facebook.com/annatexas).

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 Annacapi 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 & 21 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

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 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.

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

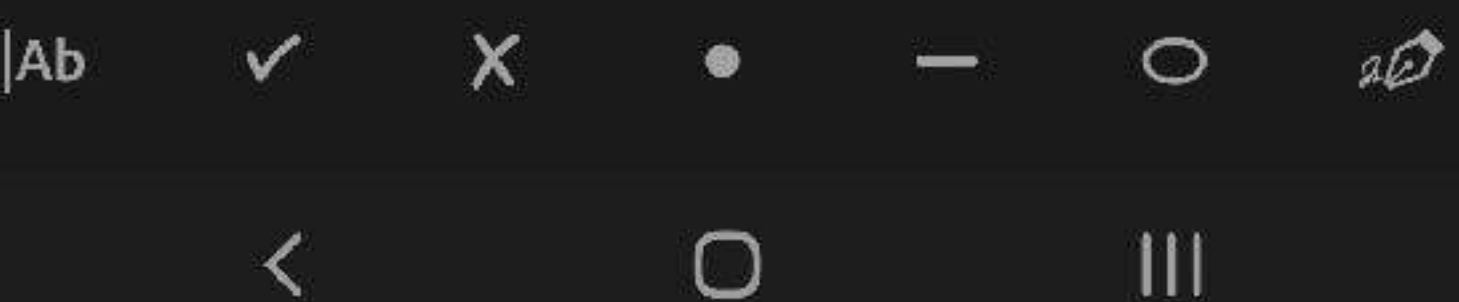
11-22-2021
Date

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

From: [Kevin Wasp](#)
To: [Lauren Mecke](#)
Cc: [Nate Pike](#); [Jim Proce](#); [Ryan Henderson](#); [Council](#); [Ross Altobelli](#)
Subject: Zoning Response
Date: Friday, December 3, 2021 4:32:01 PM

Hello Lauren,

I am contacting you to officially provide notice that I am “opposed to request” regarding the proposed zoning change.

This location is a poor choice to allow a 35ft two story structure to be built. Storage units have notoriously been associated with criminal activity. They also are breeding grounds for illicit activities at night. <https://www.sparefoot.com/self-storage/blog/4626-self-storage-crime/>

There is also the consideration that this structure will be an unsightly addition to the neighborhood. Especially to the taxpaying homeowners who will live in the shadow of this two story structure.

The City of Anna has ample commercial zoned real-estate locations adjacent to the Walmart shopping center that would be far better suited for the traffic, noise pollution and access for traffic associated with storage units.

I expect the City of Anna will take into advisement my concerns. As a resident and taxpaying homeowner, I find it concerning the lack of foresight in considering this zoning change and location.

Please reconsider the proposed zoning changes and keep Anna a family friendly homeowner based city as Mayor Nate Pike has stated many times. I believe we can sustain the fast growing City of Anna while maintaining the same safety and appeal that makes Anna such a great place to live in.

Please feel free to reach out to me if you have any questions or concerns.

Best Regards,

Kevin Wasp

1408 Crescent View Dr
Anna, TX 75409
972-552-4000

Received 12/06/2021
Planning & Development
1 of 4

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Would love to see more
restaurants and/or shops in the area.
Strongly opposed to the proposed
storage facility. See email we sent with
statistics and benefits of putting something
other than the storage unit!

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

Lauren Story

Name (Please Print)

Lauren Story

Signature

512 Westpark Drive

Address

November 30, 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

Amery Pointe Commercial, Block A, Lots 28 & 3 11/16/2021

Received 12/06/2021
Planning & Development
2 of 4

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

WOULD LOVE TO SEE MORE RESTAURANTS AND/OR
SHOPS IN THE AREA. STRONGLY OPPOSED TO
THE PROPOSED STORAGE FACILITY.

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

DEB (DEBILA) STORY

Name (Please Print)

[Signature]

Signature

512 WESTPARK DR.

Address

30 NOV 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

Awrey Pointe Commercial, Block A, Lots 24 & 3 12/06/2021

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 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.

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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.

Kind Regards,

Deb & Lauren Story

512 Westpark Dr Anna, TX 75409

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I am opposed to the storage facility on the corner of 455 and Ferguson. I believe that this facility will lead to higher crime that could spill over into the Avery Point area. I think that this proposed development is bad for the area.

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

Michael J. Pratt
Name (Please Print)

Michael J. Pratt
Signature

1219 Chapel Hill Drive
Address

12-6-21
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



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I feel that a storage facility at the main entrance of our neighborhood would cause traffic issues as well as increase the potential for crime. I am opposed to the development 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.

Peter Butcher

Name (Please Print)

A handwritten signature in red ink, enclosed in a red rectangular box. The signature appears to be "Peter Butcher".

Signature

1801 Avery Pointe Dr
Anna TX 75409

Address

12/6/2021

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: [john pennell](#)
To: [Lauren Mecke](#)
Subject: For the Public Record Agenda Items #20, #24(A), #24(B)
Date: Monday, December 6, 2021 1:01:01 PM

Monday
06, Dec., 2021

Ms. Mecke,

Please disseminate and include this communication where appropriate.
Thank you,

John Pennell
1515 Westfall Drive
Anna TX, 75409
816 830 1975

To:
Interested Parties.

RE: Planning and Zoning Commission Meeting
Monday, December 06, 2021

Citizen Comments:
Proposal for Mini self-storage (White and Ferguson)

- 1). Consent Item #20.
John Pennell is in favor of and supports the re-plat.
- 2). Items for Individual Consideration Item #24 (A).
John Pennell is in favor of and supports the amendment to zoning by specific use permit.
- 3). Items for Individual Consideration Item #24 (B).
John Pennell is in favor of and supports the Concept Plan.*
*(My opinion is: the drawing "Concept Plan Notes" notation is insufficient by itself.
The regulation of the handling of waste should be further defined in the specific use permit/agreement...
at the discretion of the City Manager, Mayor and Council.)
- 4). Recommendation:
John Pennell is in favor of and supports the staff recommendations.

From: john pennell
Sent: Friday, December 10, 2021 1:11 PM
To: Ross Altobelli
Cc: Lauren Mecke; Salena Tittle; Heather Standerfer
Subject: mini-storage proposal / White and Ferguson
Attachments: [Tabular Summary of Comments.pdf](#); [Rebuttal to Comments Opposing Proposal.pdf](#); [ITEMS TO CONSIDER FOR ADDITIONS TO THE SPECIFIC USE PERMIT.PDF](#)

Director Altobelli,

I am writing to support the work of you and your colleagues.
You have my respect.

I am asking that this communication be widely distributed.

Please forward it City wide to all that have e-mails.

Let me be clear...

Jim's "Team" needs to know that the Director of Development Services and his staff are straight shooters and are doing a great job.
As do the people of ANNA.

I also need this communication to go to the Mayor and City Council and the Planning and Zoning Commissioners.

I authorize them to use all or parts in any fashion they choose, read it into the record, print it, post it, etc.

I do not plan to speak at the public hearings.

Bottom Line:

I place my trust and confidence in my City Manager and his team.
Anna is well on its way to becoming a shining star and the #1 City in North Texas.
Y'all are going to lead the way.

Highest Regards,

John Pennell
1515 Westfall Drive
Anna TX, 75409

816 830 1975

On the day of the Planning and Zoning public hearing, (Monday, December 6, 2021) there were 17 submissions of public commentary posted.

!6 submissions were in opposition to the proposal and were proffered by:

Jessica Hurley and Slante' Mhath, Anne and Lee Norment, Amanda Leal, Tara Ebbinghaus, Rachael Hamilton, William Brush, Kimberly Winarski
Julia Gilsdorf Ramirez, Jen Simmons, James Simmons, Skylar Maple, Aaron Kovach, Leecia Kovach, Matthew Burns, Birgitte Blackwell, and Josh Cave.

Opposition beliefs fell into these categories:

14 Criminal Activity
14 Property Values
11 Disturbances/Noise/Lights... 24/7
7 Traffic
6 Trash
5 Rats and Vermin
5 Eye Sore / A Monstrosity
5 Anna has plenty of storage facilities
2 Anna has higher needs
1 Pollution
1 Lack of Privacy
1 Not enough revenue for the City
1 Business should be locally owned
1 Business should employ City residents

A submission was in favor of the proposal and was proffered by: Charly Eidenier.

Supporting beliefs fell into these categories:

1 Quiet
1 Not a nuisance
1 Best option

On the evening of Monday, December 6, 2021, a public hearing took place.

5 speakers were in opposition to the proposal.

The names of the speakers are Lee Norment, Stephen Fletcher, Julia Norvell, William Rush, and John Oglesby.

Opposition beliefs fell into these categories:

- 4 criminal activity
- 3 property values
- 3 eyesore / monstrosity
- 2 operation vendor not named
- 2 lights at night
- 1 traffic
- 1 height of building
- 1 how many do we need
- 1 homeless will get in
- 1 better use of the land
- 1 zoning is to preserve the character of the community

A Commissioner asked for the project tax numbers to be made available to The Commission.

Send:
Friday,
December 10, 2021

The citizen comments are
well intentioned and emotionally compelling.

However, as I reviewed them,
I found City staff reports and recommendation
showed a greater knowledge of the facts in every circumstance.

The City Development Services has done a noteworthy and
exemplary job of collecting pertinent facts and presenting them.

Here are my opinions... in rebuttable... to the commentary of other citizens
who proffered them in opposition to the proposal.

CRIMINAL ACTIVITY

The Specific Use Permit* enables the City to stipulate the terms and the conditions and
the standards for the security of the mini-warehouse facility.
(see below).

The lucrative nature of self-storage facilities** provides sufficient funding
for eliminating most all likelihood of crime.
(See below)

The Specific Use Permit should require, and set out and specify
what are the acceptable security measures...

Security methods may include many possibilities, such as...
over-night security dogs, security dogs with cameras, abundance of cameras, or
a requirement that an off-duty Anna law enforcement officer must be employed...
and, on site... 24/7.

Any of these should deter criminal activity and
some will nearly guarantee zero criminal activity.

My father used to say... "First, you've got to want to"...

PROPERTY VALUES

The City Council, the City Manager, and the City Staff, all want what is best for this City.
It is silly to say otherwise.

All of these individuals are professionals and are educated in
municipal development and those things which are beneficial and necessary
to create a thriving community.

Our City leaders are not idiots. On the contrary, they are experienced professionals.
It is nonsense to imply that our City leaders would move forward with a land use proposal that
undermines the development of the City or reduces the property values of homes.

Further,
a City Manager cares for his community... more than any of us... combined.
It's his baby... and, it's all he lives for... and,

He wants to make the best decisions and to get it right.

He has hand-picked his team to do just that... get it right.

And when citizens are asked for our input at public hearings... provide it, then
trust that he'll do his best to get it right.

I trust my City Manager and his team... so should you.

And know this... any mistake hurts the City manager...
way more than it effects your property value.

We are all citizens of Anna... so love each other... and be kind.

DISTURBANCES from NOISE, LIGHTS, and 24/7 HOURS of OPERATION

The packet presented by the City staff addresses the issues, quite thoroughly.

This fact is clear:

The developer/operator is in agreement to let the City set out the terms and conditions
for operating this business in the Specific Use Permit.. Period.

At this point in time...

The developer/operator agrees to follow the City of Anna lighting requirements.

The developer operator agrees to limit the hours of operation to be from 6:00 AM to 10:00 PM.

The developer/operator agrees that outside storage will be prohibited.

The sketch drawing indicates all buildings will be
a full 35 foot set-back from the existing masonry walls.

TRAFFIC

The packet presented by the City staff addresses the issues, quite thoroughly.
and provides comparative analyses for various land uses and various business types.

Here are the staff findings.

The estimated vehicular traffic for
the peak (2) hours from 4 pm to 6 pm in the afternoon/evening...

For the proposed mini-storage units.....(76,973 sq.ft.).....	13 vehicle trips.
For a General Office/ Medical Office/ Shopping Center.....(14,000 sq.ft.).....	86 vehicle trips.
For a Shopping Center.....(28,000 sq.ft.).....	107 vehicle trips.
For a Shopping Center with 2 Restaurant Drive thru's.....(10,000 sq.ft.) plus (2 x 3,500 sq.ft.).....	267 vehicle trips.

Please Note: The proposed self-storage, mini warehouse development would
generate significantly less traffic than any other of the retail, office, and service type uses.

TRASH

The staff has recommended that trash receptacles shall be only allowed inside a building.
The Specific Use Permit should address the number of receptacle with flexibility.
From time to time, 2 receptacles will be insufficient and inadequate a firm number of
receptacles is too limiting.

RATS and VERMIN

The Specific Use Permit should require the developer/operator
to secure a contact with a pest control provider.

AN EYE SORE/MONSTROSITY

The Specific Use Permit should set out the requirements for a beautiful streetscape.

ANNA HAS PLENTY OF STORAGE FACILITIES.

A visit to Advantage Storage, the nearest storage facility to the proposal (a couple of blocks away) revealed that this facility has 505 units, 504 are fully leased and 1 is used by the facility, and that there are in excess of 50 customers on a waiting list.

To verify these statements,...
call the Facility Manager, Josh 469-905-0700 or the Assistant Manager Jonathan 972 924 8588.

NOT ENOUGH REVENUE FOR THE CITY

Mini-Storage Warehouse Units can be incredibly lucrative.
The Specific Use Permit* enables the City to utilize and direct money.

(Below is a web-link to an industry trade blog which tells the following statements.)
There exist more self-storage facilities in the U.S. than
all of the McDonalds, Starbucks and Subway restaurants...combined.

2019 income numbers for the industry were
estimated to be 37, 000,000,000... that's BILLION !!!

Source document:
EVERYTHING YOU NEED TO KNOW ABOUT HOW TO START A SELF-STORAGE BUSINESS
John Egan
Jul. 26, 2021
Blogs

If you have time to read it,
many other interesting tidbits are scattered through-out this promotional blog.
The Ultimate Guide to Starting a Storage Business - Storable Blog
(See below, **The Lucrative Nature of Storage Facilities).

FOOTNOTES:

***ENABLING ORDINANCE.**

Click on this Web-Link

[Franklin Legal Publishing, powered by CTS z2](#)

or, for your convenience...

CITY OF ANNA

CODE OF ORDINANCES

ARTICLE 9.04 ZONING ORDINANCE

Sec. 9.04.036 Specific Use Permit

(b) Conditions for approval of specific use permit.

(3) The city council may

in the interest of the public welfare and to assure compliance with the intent of this article,
require such development standards and operational conditions and safeguards,
as are indicated to be important to the welfare and protection of
adjacent property and the community as a whole.

****LUCRATIVE NATURE OF SELF STORAGE FACILITIES**

Click on this Web-Link

[The Ultimate Guide to Starting a Storage Business - Storable Blog](#)

ITEMS TO CONSIDER FOR ADDITIONS TO THE SPECIFIC USE PERMIT.

1) PEST CONTROL CONTRACT REQUIREMENT

2) STREETScape BEAUTIFICATION REQUIREMENT

3) BACKGROUND CHECK REQUIREMENT

Know your customer laws are growing in popularity.
They exist in diverse business segments.
From banking and finance... think 911 and Dodd–Frank.
to the automotive salvage business... etc... etc... etc...
It is possible for the City to require a fee collection
from prospective customers to fund the Anna police
to run a background check... for bad actors.
And, you know what I'm talking about.
In some jurisdictions, convicted sexual deviants
are not allowed to reside within 1000 feet of a school.
Liquor stores are not allowed within 300 feet of a church.
The City needs to know, who is renting storage units.
And Officers need to know, who is renting storage units.
Legitimate customers will fund their background checks,
while bad actors will flee and locate elsewhere.

4) ANNA ISD PARTNERSHIP REQUIREMENT

In as much as Art has been proven to be instrumental
to a young person's development...
I am asking for consideration of a dedicated area adjacent
and including the west facing wall for use by and
in PARTNERSHIP with... the Anna ISD to utilize that area
and set it aside as a display area for the Senior Class
Art Community to showcase, beginning with
the class of 2023.
The area should include a mural board
(which may be incorporated with the wall itself) and
several display pads for sculptures.
Display lighting should be included.

5) SHARED WALL BUFFER WALL ESCROW FUND REQUIREMENT

Developers of this commercial parcel are required by Ordinance to build a buffer wall... and since... one already exists... any business developer will save the cost of that wall... The reality is that the HOA has paid the entire bill for the **shared** masonry wall... So in fairness... the developer should escrow the funds for the replacement wall. (25 years in the future). It would be in the interest of the City to place the developer contributions in a segregated escrow account.

6) RECREATIONAL USAGE PROHIBITION REQUIREMENT

A trending activity in mini-storage units is to use them as party facilities. As an example... Folks are out-fitting storage units with a big video screen, a pool table and a bar. And then their friends are invited to come and watch the game... these units are climate controlled. The City needs to get a handle on this... now. Generally, storage unit infrastructure is not constructed to support this volume of activity, in terms of parking, and safety, and medical, and bathroom s...etc.

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Please see attached yellow sheet

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

Kelly J. Oglesby
Name (Please Print)

Signature

Address

1333 Crescent View Dr.

Date

12-6-21

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

I stand in opposition to this request for a proposed zoning change. I live in Avery Point Subdivision, those of us living here own homes. Our homes have yards and at least two ~~story~~ car garages. We can have storage buildings in our backyards or we can store things in our garages. We don't need a two story storage facility. Storage facilities are needed by multi family facilities (apartments). They need to build this storage facility next to multi family facilities (apartments) or ~~Building this next to our housing subdivisions~~ ^{in subdivisions} will only hurt our homes values. I urge you to not recommend this request.

Kelly (DGS) by Johanna

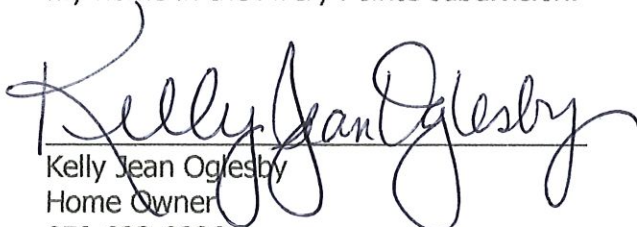
12-6-2021

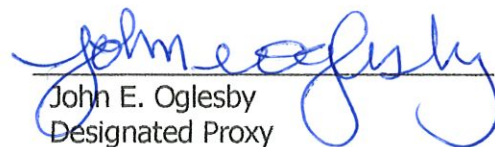
' PROXY LETTER FOR ATTENDANCE '

Date: December 6, 2021

To whom it may concern,

I, Kelly Jean Oglesby (1333 Crescent View Drive, Anna, TX 75409), designate John E. Oglesby (who also resides in the home) to act on my behalf and to attend the meeting on my behalf at the Anna ISD Board Room (201 E. 7th Street) to be held on the on Monday, December 6, 2021 at 7 p.m. He will express my concerns and opposition to the proposed zoning change that will impact my home in the Avery Pointe subdivision.


Kelly Jean Oglesby
Home Owner
850-933-9328


John E. Oglesby
Designated Proxy

THE CITY OF
Anna

Received 12/07/2021
Planning & Development

Please circle one.

In favor of request

Neutral to request

Opposed to request

Comments:

I am opposed to the request for the 2 story storage facility at White and Ferguson. There are much better options ~~for~~ this type of facility besides at the entrance and backing up to the Avery Point Residences and pool area. Not only will this decrease property values, it will increase crime activity, traffic ~~as~~ hazards, and garbage being dumped onto the HOA Community. Please try to promote

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

Sherry Foelke

Name (Please Print)

Sherry Foelke

Signature

204 Copper Switch Dr. Anna, TX 75409

Address

11/23/21

Date

Something similar to the ~~office~~ doctors office plaza at the entrance to The Falls!!

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:

Too close to housing development & neighborhood
Eye sore - tallest building in Anna is a storage facility?
Already at least 9 storage facilities in Anna
Property adjacent becomes less desirable
Drugs, thefts increase in storage facilities - fact!

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

JULIA NORVELL
Name (Please Print)

Julia Norvell
Signature

1524 WESTFALL DR
Address

12/6/21
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

Not against storage units, but the location of this is questionable, right on the main street and so close to housing development.

Such an **eye sore** when Anna residents really would prefer beautifying attractions for their families. Do you really want the tallest building on White street to be a storage facility?

How many storage facilities are needed in Anna? I can find at least 9. All seem to be located off the main streets of Anna, which seems logical.

How will **traffic flow** be addressed?

Traffic is already congested on Ferguson at White Street, speeding cars on Ferguson. I almost got hit crossing the street between east and west at Avery Point Dr. The person speeding in the car could have moved over to the other lane, but did not preferring to honk at me. This gives the mindset of people already in a hurry on a Sunday morning.

EIR done?

Decease in property values, Some may argue that it would not be impacted, but all the same, the area still becomes less appealing.

What are city regulations regarding storage facilities?

From the City of Anna Planning & Zoning guidelines:

What is the purpose of zoning? - Jan 18, 2011

<https://www.annatexas.gov/faq.aspx?qid=183>

Zoning is the practice of dividing an area into districts within which **regulations** and requirements uniformly govern the use, placement, spacing and size of land and buildings. **Zoning** is most often utilized to protect properties from incompatible adjacent land uses and to preserve the "character" of a community.

ISN'T ANNA ABOUT NEIGHBORS AND COMMUNITY?

There is an elementary school just up the street on Ferguson, the Montessori school just up the street on White and daycare facilities in this same area...and the Avery Pointe Pool is just on the other side of the brick wall. A huge storage facility does not seem conducive in the proposed location.

While contemplating making Anna my forever home, I browsed the City Agendas. I recall reading that one reason a hotel at 455 and US 75 was withdrawn because of fear of drugs. The walls of storage units will hide them better than a hotel.

Drugs, firearms, labs are concealed within the walls of storage units. Thefts...the list is endless.

Following are links to articles of interest on this subject.

<https://www.bluesheepdog.com/self-storage-units-and-drug-interdiction/>

Through the years, police officers have found all sorts of criminal activity lurking inside of an unassuming self-storage facility. Recently, police training classes have talked about the

use of a self-storage facility to establish a meth lab. While the threat of methamphetamine production is real, don't forget about other crimes that can happen in these units:

- storage of drugs
- storage of counterfeit goods
- stolen property
- money that is waiting to be laundered
- the making of bombs for a terrorist attack
- storage of illegal weapons

<https://www.kbtx.com/content/news/Madison-County-deputies-investigating-storage-unit-thefts-569015741.html>

Jun 03, 2011. Police are investigating several break-ins at multiple self-storage facilities in Madison, Texas. At least three self-storage units and two storage sheds in residential neighborhoods have been burglarized in the past month. State Street Storage, Wilson Management Company and D&J Storage all reported a break-in.

Thieves Steal Motorhome Worth \$150K From Fort Worth ...

<https://dfw.cbslocal.com> › 2021 › 07 › 22 › thieves-steal-motorhome-worth-150k-from-fort-worth-storage-facility Parker County Sheriff Russ Authier said the theft occurred Saturday, July 10, at 6 p.m., in the 15000-Block of State Highway 377, in Fort Worth at the Wabash RV & Boat Storage facility.

Self-Storage Crime: Are Facilities a 'Haven for Thieves'?

<https://www.sparefoot.com> › self-storage › blog › 4626-self-storage-crime On the whole, self-storage facilities in Houston and across the country are safe; according to the 2013 Self-Storage Almanac, just 8.9 percent of facilities surveyed had reported break-ins or thefts in 2012. But the folks at KHOU and "Good Morning America" make it sound like self-storage crime is running rampant.

Seguin police recover thousands in merchandise stolen from

<https://www.ksat.com> › news › local › 2021 › 03 › 23 › seguin-police-recover-thousands-in-merchandise-stolen-from-storage-units Suarez said Seguin police are investigating several thefts that have taken place at storage facilities along 123 Bypass and Highway 46. "Criminals are looking for easy access in and out ...

Retired NASA astronaut has space memorabilia stolen from ...

[https://www.click2houston.com › news › local › 2020 › 03 › 06 › retired-nasa-astronaut-has-space-memorabilia-stolen-from-storage-facility-near-galleria-area](https://www.click2houston.com/news/local/2020/03/06/retired-nasa-astronaut-has-space-memorabilia-stolen-from-storage-facility-near-galleria-area)

Retired NASA astronaut has space memorabilia stolen from storage facility near Galleria area.

HOUSTON - More than two dozen storage units were broken into in at the Public Storage near the ...

Are the Public Storage companies responsible for theft and ...

[https://www.avvo.com › legal-answers › are-the-public-storage-companies-responsible-for-t-1367111.html](https://www.avvo.com/legal-answers/are-the-public-storage-companies-responsible-for-t-1367111.html)

Are the Public Storage companies responsible for theft and vandalism to your units? We have had a storage unit at Public Storage since July 2010. This week we decided we were going to down size our unit and take some of our personal belongings home.

Parker County SO Makes Arrests Following String of Thefts ...

[https://www.nbcdfw.com › news › local › parker-county-deputies-arrest-4-following-string-of-thefts-targeting-rvs-motorcycles › 2666422](https://www.nbcdfw.com/news/local/parker-county-deputies-arrest-4-following-string-of-thefts-targeting-rvs-motorcycles/2666422)

"Several suspects have been arrested on theft of property and narcotics charges after the investigation led to the search warrants of two storage units at a facility in the 2000-Block of East ...

Local country artist cancels shows after musical equipment ...

[https://www.click2houston.com › news › local › 2020 › 10 › 15 › local-country-artist-cancels-shows-after-musical-equipment-stolen-from-cypress-area-storage-facility](https://www.click2houston.com/news/local/2020/10/15/local-country-artist-cancels-shows-after-musical-equipment-stolen-from-cypress-area-storage-facility)

11-year-old recovering in hospital after being hit by Ford F-150 in north Houston hit-and-run ... was stolen from Cypress-area storage facility ... been this sort of theft at the same facility ...

More Results

<https://www.insideselfstorage.com/crime/self-storage-employee-theft-signs-its-happening-and-what-do-about-it>

Employee theft can happen at any self-storage business, big or small. There are a number of reasons for it, but there also methods to uncover and prevent it. Learn the red flags that signal a crime might be happening at your facility and what to do about it.

Kerry Akins | Oct 28, 2021

1. Affordable Self Storage

3119 N Powell Pkwy
Anna, TX 75409

2. Advantage Storage

2211 W White St
Anna, TX 75409
Open · Closes 6PM



3. Kinsman Self Storage

2511 County Road 376
Anna, TX 75409

4. Recreational Realty

2380 FM-455
Anna, TX 75409

5. Blue Sky Self Storage

3119 N Powell Pkwy
Anna, TX 75409



6. Self Storage of Anna

114 Bowden St
Anna, TX 75409



7. Windmill Storage

1229 FM-455 E
Anna, TX 75409

8. Akmr Anna Storage

1229 FM-455 E
Anna, TX 75409

9. U-Haul Neighborhood Dealer

Car Rental
2511 County Road 376
Anna, TX 75409



BLUE SHEEPDOG

YOU ARE HERE: [HOME](#) / SELF STORAGE UNITS AND DRUG INTERDICTION

Self Storage Units and Drug Interdiction

Police officers engaged in drug interdiction quickly learn that experienced dealers and traffickers never drive a car they own when moving their product. Criminals have learned to bypass the asset forfeiture laws by renting a car, and moving the drugs with the leased vehicle. If stopped, the dealer may lose the product, but won't have lost additional money tied up in a multi-thousand dollar vehicle. Use a third party to lease the rental car, and the dealer has added an additional layer of insulation between him and the dope seized in the stop.

This tactic of using leased property extends beyond the motor vehicle, and observant officers can make an impact on criminal enterprise by watching self-storage facilities.



Self-storage facilities generally offer criminals with a near-ideal location from which they can work or store their products. The facilities often take cash, don't do background checks, ask few questions, are open 24-hours a day, and, based on how the property is laid out, offer the ability to work out of the view of the casual passerby.

Through the years, police officers have found all sorts of criminal activity lurking inside of an unassuming self-storage facility. Recently, police training classes have talked about the use of a self-storage facility to establish a meth lab. While the threat of methamphetamine production is real, don't forget about other crimes that can happen in these units:

- storage of drugs
- storage of counterfeit goods
- stolen property
- money that is waiting to be laundered
- the making of bombs for a terrorist attack
- storage of illegal weapons

By way of example, law enforcement officers seized 100,000 Ecstasy tablets in a self storage unit in the Los Angeles area on October 29, 2007.

Make contact with the managers of the facilities in your beat. Ask them if they have noticed anything, or anyone, strange on the property. If they are willing to work with you to prevent crime, suggest they pay attention to their renters. If anyone displaying certain common criminal characteristics rents from them, ask them to call you. Some of these common characteristics include:

- paying cash only
- paying for the rental months in advance
- abnormal concerns about privacy
- nervous behavior
- the use of fake or altered ID
- late night trips to the storage unit
- people other than the leasee visiting the unit

None of these characteristics establishes probable cause for criminal activity, but if someone pops up displaying several of these characteristics, they may be worth checking out.

Another thing to request of management is their permission to walk a department K-9 through the common areas of the facility. K-9's trained to detect drugs and/or bombs may hit on a scent in a common area that will lead you to a specific unit.

Keep your mind and eyes open when patrol around a self storage facility. You never know what you may find.

Stay safe!

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I oppose the city of allowing a 2 story self storage facility to be built in front of the entrance of Avery Point development. The construction of such facility will only obstruct the view that the development is there and hinder the ability of resale in that neighborhood. In addition, there is self storage already located on White St approximately 1500 yards west of White St and N. Ferguson Pkwy; there should be a limitation. Further, as the city grows and White St becomes one of the main thoroughfares, we need to be aware of the look it gives to our growing community. We want to attract new residents, not detour them away for certain developments

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

Timra Vaalentyne
Name (Please Print)

*** See attached page ***

Timra Vaalentyne
Signature

102 Kelvington Dr
Address

12/14/2021
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

Timra Valentyne

To: LMECKE@annatexas.gov
Cc: Timra Valentyne
Subject: Zoning Response

To whom it may concern,

Please see the attached form as an “Opposed to Request” of the building of another storage facility at the intersection of White St and N Ferguson Pkwy. Such facility will only obstruct the development and hinder the resale of the neighborhood. As a newer member of the community, I feel that there needs to be a limitation to certain types of buildings that will be built within approximately of each other. There is ample space in the city limits of Anna and with a storage facility already within 1/10 of a mile away, there is no need for another to be built so close to each other.

Furthermore, the city is growing very fast. With that speed, we need to be cognate of the type of businesses going in on White St as it is one of the main thoroughfares of the community. Each available lot should have careful consideration to the impact of the community and represent Anna to the best of its ability for new residents, but more importantly or local commerce. The local commerce is the life line of each community as it provides stability in the job sector for local residence as well represents the foundation of our growth. A self storage will provide minimal jobs and the pros don’t out weight the cons given there are other areas a building of this nature could be placed.

Finally, leave prime locations along White St to businesses that will attract locals as well as patrons from outside communities, but most importantly have businesses that will give back to the community by way of jobs to our locals. These are prime locations that need to be treated as such as they are the face of Anna’s community and what we stand to offer the outside world.

Have a*~)
,,~*~),,~*~)
(,~* Wonderful day

Timra Valentyne



THE CITY OF
Anna



Subject Property



Parcels



City Limits



ETJ

CITY OF ANNA
PLANNING & ZONING COMMISSION

January 3, 2022

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 request for a Specific Use Permit to allow self-storage, mini-warehouse with modified development standards and is contingent upon approval of that request.

The purpose for the concept plan is to show the future self-storage, mini-warehouse development and related site improvements.

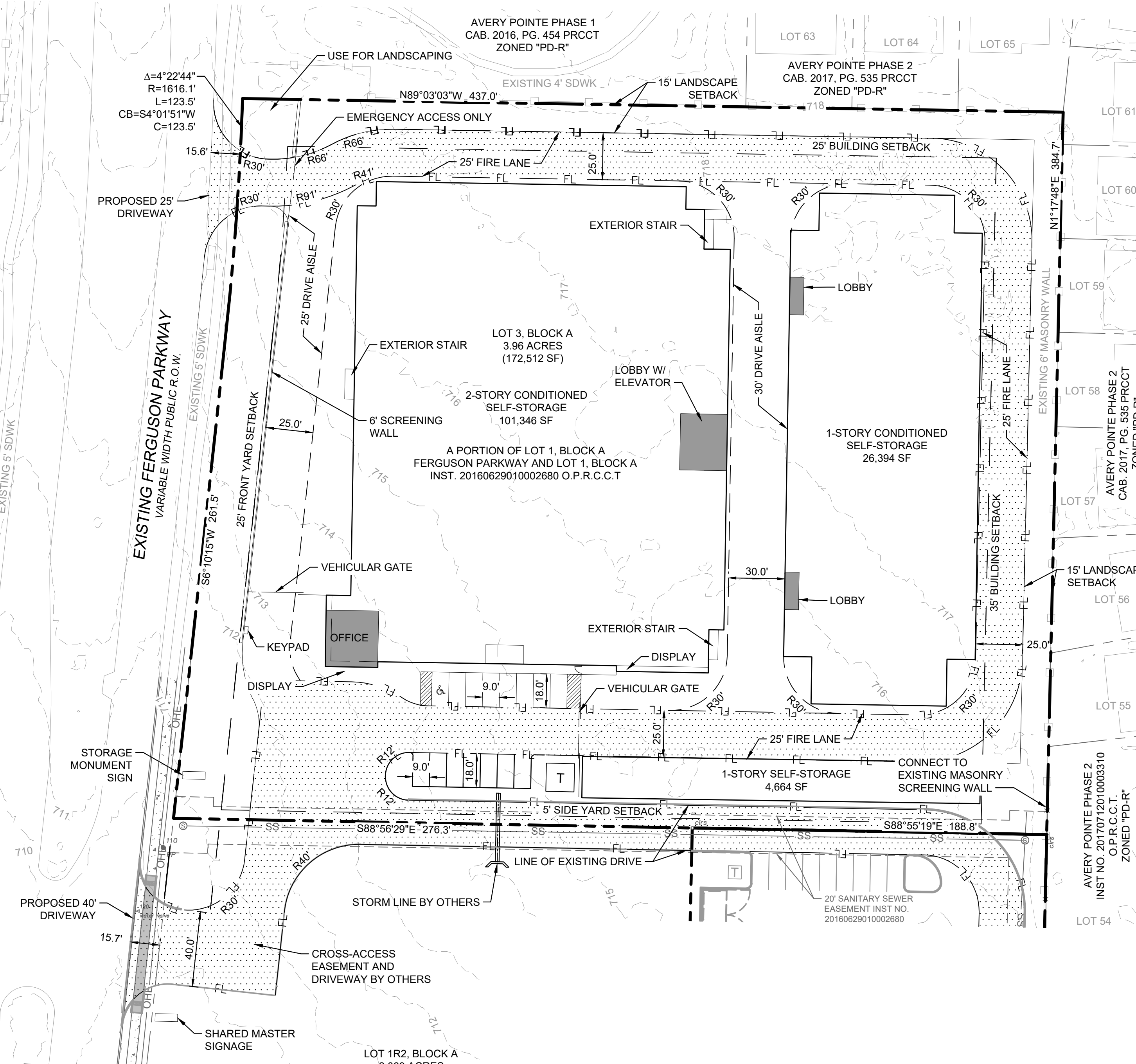
RECOMMENDATION:

Recommended for approval subject to City Council approval of the Specific Use Permit zoning request for self-storage, mini-warehouse with modified development standards.

ATTACHMENTS:

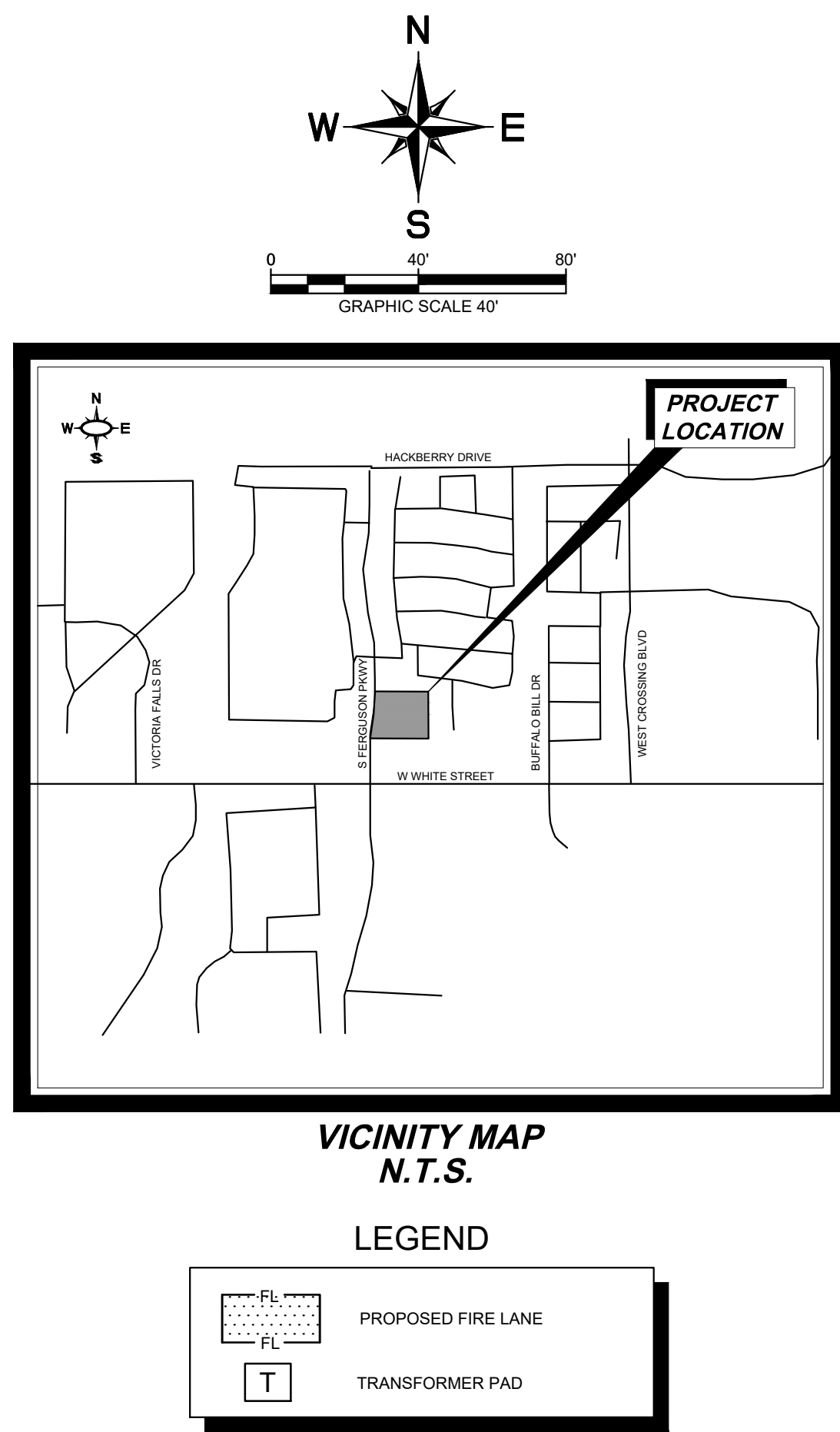
Locator
Exhibit

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. 200 Dallas, Texas 75240 Contact: Jonathan Kerby, P.E. Phone: (972) 770-1300 Email: jonathan.kerby@kimley-korn.com
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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
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THE CITY OF
Anna



Subject Property



City Limits

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Parcels



ETJ

CITY OF ANNA

Planning & Zoning Commission

January 3, 2022

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 request to reduce the required residential landscape buffering requirement on Lot 2R.

The purpose of the site plan is to show the proposed 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 to reduce the required residential landscape buffer requirement on Lot 2R and additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit

THE CITY OF Anna

N



Subject Property



City Limits



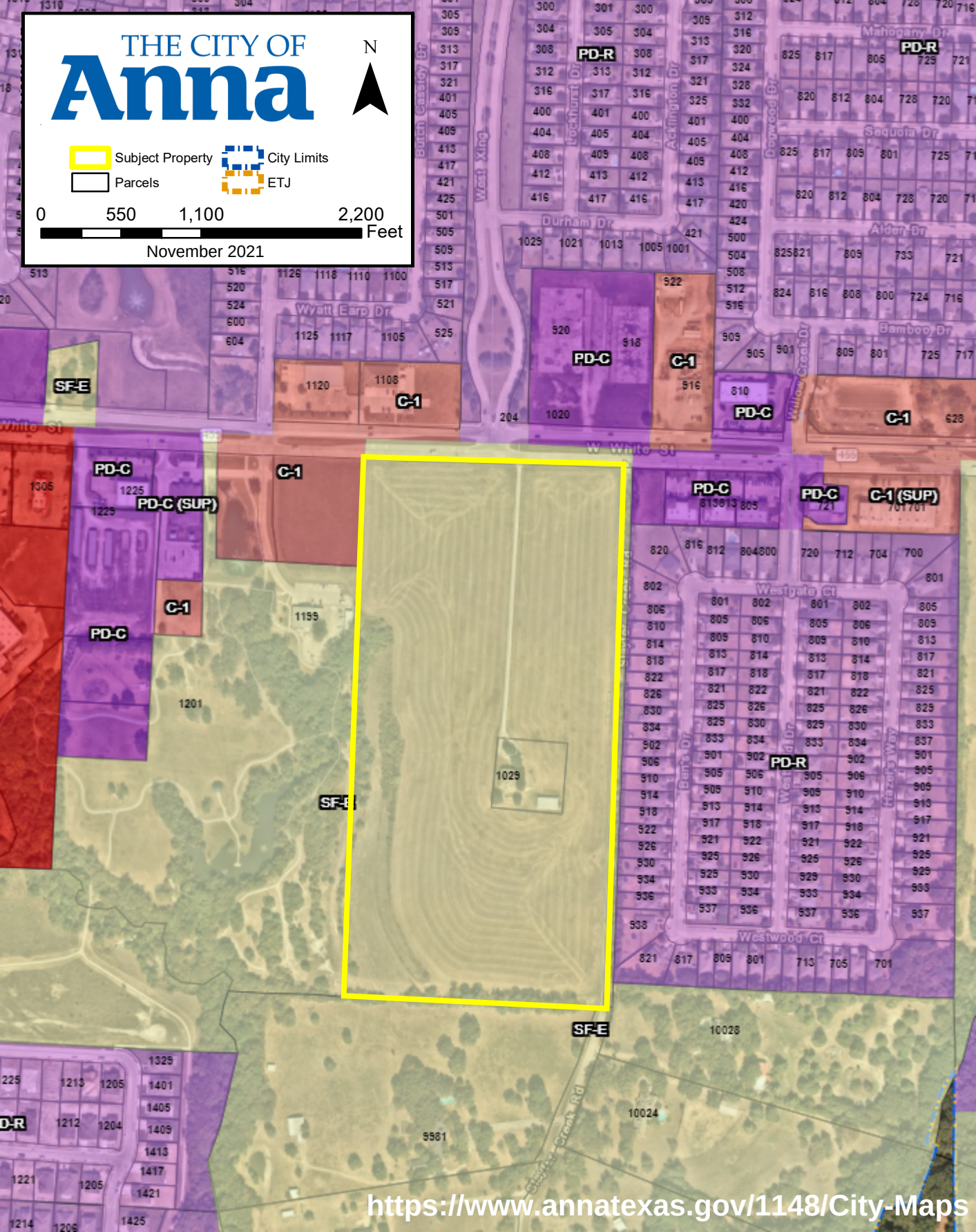
Parcels



ETJ

0 550 1,100 2,200 Feet

November 2021



CITY OF ANNA
Planning & Zoning Commission
January 3, 2022

Zoning: LuxNova Residential & Commercial

Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.

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 table the zoning case until the February 7, 2022, Planning & Zoning Commission meeting in order to continue to refine the request.

RECOMMENDATION:

Recommended that the Commission accept the applicant's request to table the zoning case and concept plan to the February 7, 2022, Planning & Zoning Commission meeting to be held in Anna City Hall (111 N Powell Pkwy) at 7:00 p.m.

ATTACHMENTS:

Locator

Letter from the applicant



12801 N Central Expressway | Suite 1675 | Dallas TX 75243
(214) 440-5606 | info@bridgetowergp.com

December 28, 2021

Mr. Ross Altobelli
Director of Development Services,
City of Anna Texas
111 N Powell Parkway
P.O. Box 776
Anna, TX 75409-0776

IN RE: Postponement of Planning Commission Hearing

Mr. Altobelli:

We kindly request that the Public Hearing for our scheduled rezoning request be tabled and held open until the Monday, February 7, 2022, Planning & Zoning Commission meeting. This will allow us the additional time we need to refine the rezoning request based on direction we received from City Council at their Tuesday, December 14th meeting.

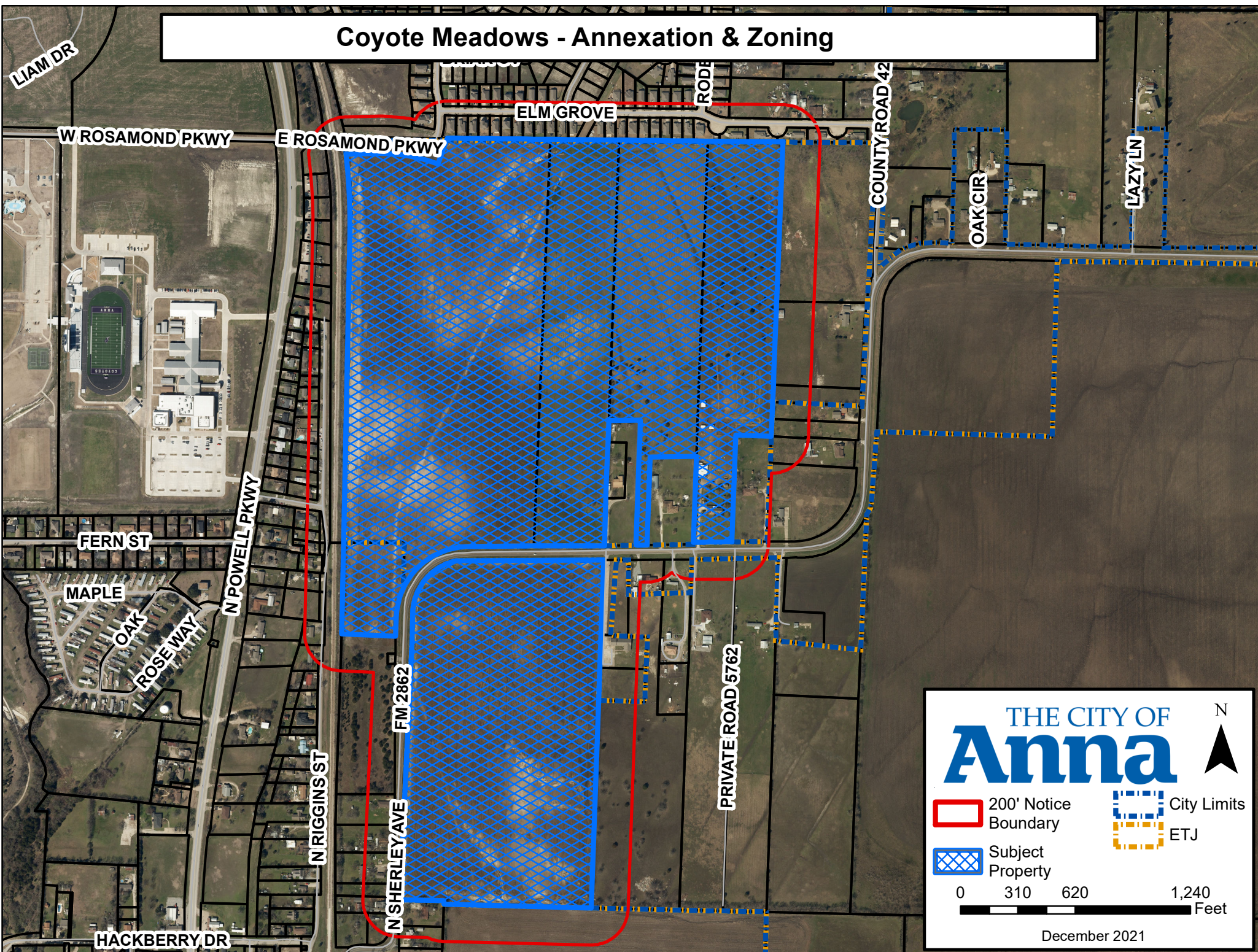
If you have any questions regarding this, please contact me at 727-776-6517 or you can email me at: agreen@bridgetowerhome.com.

Regards,
BRIDGE TOWER HOMES, LLC

A handwritten signature in blue ink, appearing to read "Adam A. Green", is written over the printed name.

Adam A. Green
SVP Land Acquisition and Development

Coyote Meadows - Annexation & Zoning



CITY OF ANNA
Planning & Zoning Commission
January 3, 2022
Annexation & Zoning: Coyote Meadows
Applicant: TFCC Coyote, LLC

DESCRIPTION:

Request to annex 150.2± acres and establish zoning on 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.

The proposed zoning will be a planned development district that includes the following zoning districts with modified development standards; Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH).

The planned development zoning will be in conformance with Res. No. 2021-10-1033 (Coyote Meadows Development Agreement).

REMARKS:

On October 26, 2021 the City Council approved the Coyote Meadows Development Agreement which established development regulations and standards for the 153.6± acres. The applicant is requesting to annex and establish zoning in conformance with the approved development agreement.

The overall residential development will have a maximum of 731 lots meeting the following thresholds;

- Min SF-60 lots: 250
- Max SF-Z lots: 309
- Max. SF-TH lots: 154

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

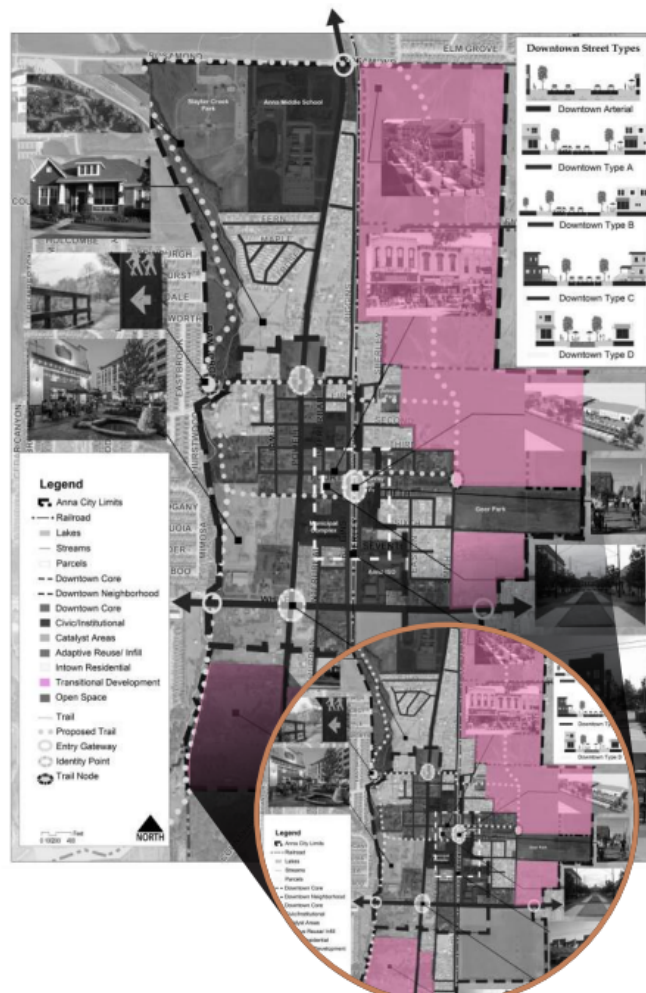
- a. Principle 3: Beautiful Community
 - i. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas
 - ii. Preserved some natural areas/open space through the community
- b. Principle 5: Great Housing Opportunities

- i. Diverse housing choices for all family generations
- c. Principle 7: Fun Community for all
 - ii. Connected trails linking Neighbors to parks and other community destinations

City of Anna Goals for 2026

- a. 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 Map – The Future Land Use Map designates this property within the Downtown Master Plan limits classified as “Transitional Development”. The Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. Urban attached residential, detached residential, and cottage residential are identified as the primary residential building types that are appropriate in the Transitional Development Areas.



SUMMARY:

The applicant has submitted an annexation and zoning petition to establish a planned development district to be located entirely within the city limits. The planned development will meet the design and development standards established with Res. No. 2021-10-1033 (Coyote Meadows Development Agreement).

The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan, as well as Res. No. 2021-10-1033. For these reasons, staff is in support of the annexation and zoning request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Preliminary Plat (Exhibit A).
2. 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 Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) and the Planning and Development Regulations except as otherwise specified herein.

- I. **GENERAL TERMS** - Provisions that are either in addition to or differ from and supersede the Zoning Ordinance to the extent of any conflict.

1. Maximum number of lots:

- A. Maximum number of residential lots (combined total of SF-60, SF-Z and SF-TH, but not including common area or open space lots): 731 lots.
- B. Minimum number of SF-60 lots: 250 lots.
- C. Maximum number of SF-Z lots: 309 lots.
- D. Maximum number of SF-TH lots: 154 lots.

2. North of Houston Street, SF-TH lots shall be setback a minimum of 70 feet from the edge of the Dallas Area Rapid Transit (DART) rail line right-of-way. South of Houston Street, SF-TH lots shall be setback a minimum of 25 feet from the edge of the Dallas Area Rapid Transit (DART) rail line right-of-way.

3. Fencing: All fences on the portion(s) of a residential lot adjacent to an open space/common area lot(s), with the exception of lots backing and/or siding to required HOA lots adjacent to major thoroughfares and/or lots adjacent to or facing the Dallas Area Rapid Transit (DART) rail line right-of-way, must be ornamental metal fences, such as wrought iron or tubular steel. Fences constructed between residences may be wood. All wood privacy fencing between residences shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.
4. Private Amenities:
 - A. The open space/common area lots shall be provided in the general location shown on the preliminary plat and may be approved in phases per platting approval by the City Council. The City Council may approve variations to the location/layout, size and/or boundaries of the open space/common area lots as part of plat approval.
 - i. The linear open space/common area lots (minimum 10.3 acres in the aggregate) shall include landscaping, benches, trash receptacles, pet waste stations, and a trailhead with either a playground, pavilion, or similar gathering area serving residents of the subdivision. Such linear open space/common area shall have a maximum slope of 10% and shall be exclusive of street and alley rights-of-way, individually platted residential lots without open space easements, private yards and patios.
 - B. The location of the trail system shall be in general conformance with the Illustrative Layout included as part of Res. No. 2021-10-1033 (Coyote Meadows Development Agreement); provided, however, that the final locations of the trail system shall be determined at the time of platting approval by the City Council and may be approved in phases per platting approval by the City Council. The City Council may approve variations to the locations of the trail system as part of plat approval.
 - i. Primary trails (as generally shown on the Illustrative Layout and as may be modified as part of plat approval) shall be a minimum 10 feet.
 - ii. Secondary trails (as generally shown on the Illustrative Layout and as part of plat approval) shall be a minimum 5 feet.
 - C. For the development area south of Houston Street a pocket park with a minimum of 3.0 acres shall be provided in addition to the minimum 10.3 acre linear open space/common areas required pursuant to subsection I.4.A.i above.

- D. A private amenity center facility shall be provided as part of the development. The amenity center facility shall include, at a minimum, a pool, bathroom facilities, guest parking, and associated improvements.
- E. Open space/common area lots shall be privately owned and maintained by a homeowners' association.
- F. The trail system shall be accessible and open to the general public. The remaining open space/common area lots and amenities located within such areas may be reserved for private use, at the property owner's discretion.

5. Infrastructure Improvements

- A. Within the area of development north of Houston Street and south of Rosamond Parkway, the north/south R.O.W. proposed along the eastern edge of the linear open space shall be a single load street as shown on the Illustrative Layout included as part of Res. No. 2021-10-1033 (Coyote Meadows Development Agreement).
- B. The City agrees to cooperate with the property owner or developer to facilitate the realignment of FM 2862 (Houston Street) and N. Sherley Avenue to allow a T intersection as shown on the Illustrative Layout.

- II. **DEVELOPMENT REGULATIONS** - For the purpose of this document deletions of certain Zoning Ordinance and Landscape Regulation provisions that are not applicable are indicated below in ~~striketrough~~ text and additions or changes (i.e., added or revised development standards that are in addition to or differ from the Zoning Ordinance) are indicated with underlined Green text.

ARTICLE 9.04 ZONING ORDINANCE

1. Sec. 9.04.015 SF-TH Townhome District

(d) Height and area regulations.

(2) Minimum lot sizes for townhouses and zero lot line houses shall be ~~3,000~~ 2,600 square feet per dwelling unit.

~~(g) — Miscellaneous provisions.~~

~~(1) — Rear entry off-street parking shall be provided for all uses established in this zone.~~

~~(2) Site plan approval shall be required prior to development.~~

2. Sec. 9.04.033 Special uses

(e) Patio homes. (Applies to the SF-Z lots only)

~~(1) Location on lot. Patio home developments shall be developed as a center load product with a minimum 5-foot side yard setback. zero lot line homes. One side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of 10 feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house. Side yards and maintenance easements shall be placed on the subdivision plat. A minimum separation between patio homes of 10 feet shall be provided. The combined area of all structures shall not exceed 65% of the lot area.~~

~~(4) Side yard setback. The minimum side yard shall be zero five feet except that there shall be at least 10 feet of separation between structures. When patio homes are constructed with a zero side yard, five feet on the lot adjacent to the zero setback shall be dedicated as an access easement for the zero setback patio home. There shall be a minimum of 20 feet from any property line adjacent to a street.~~

~~(5) Lot frontage. The minimum frontage of any patio home shall be 25 feet on residential streets and 35 feet on collector and thoroughfare streets.~~

~~(6) Lot area. The minimum lot area for any development lot for patio homes shall be 2,800 4,800 feet.~~

~~(7) Maximum length of structures. No zero lot line structure shall have an overall length exceeding 250 feet.~~

~~(9) Parking. Two off-street spaces per dwelling unit plus 1/2 space per dwelling unit for visitor parking within 600 feet of each dwelling unit. The visitor parking requirements may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.~~

~~(11) Usable open space requirements. Each parcel of land developed under patio home standards shall provide usable open space totaling 15% of the area of a patio home development. Such open space shall have a maximum slope of 10% and shall be exclusive of street and alley rights-of-way and/or easements, individually platted lots without open space easements, private yards and patios. The 15% shall be computed on the percentage of total platted area in a patio home subdivision, excluding right-of-way for major and secondary thoroughfares (as described in the current comprehensive plan). At the time of site plan and/or subdivision plat approval, the city council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.~~

3. Sec. 9.04.034 Supplementary district regulations

(e) Residential architectural standards.

(3) Garages for SF-60 lots only (this provision shall not apply to SF-Z or SF-TH lots).

On front entry garages the face of a garage may not: (i) be extended more than ten feet beyond the remainder of the front elevation of the primary living area of a house; or (ii) be over 60% of the total frontage width of a house except where swing drives ("J" drives) are used. Porches or columns are not considered part of the front elevation of the primary living area.

(4) Building articulation. At least four facade articulation techniques are required on each single-family home to add architectural variety and interest to a building. The following features shall be acceptable techniques of exterior articulation.

(A) A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; balconies; brackets; shutters; keystones; dormers; louvers as part of the exterior wall construction. (Quoins and banding shall wrap around the corners of the structure for at least two feet.)

(B) Horizontal banding continuing the length of the wall that faces a street, or other similar highly visible areas.

(C) ~~The use of both stone and brick on the front elevations with a minimum of ten percent coverage of one of the elements.~~ The use of at least two different material types on the front elevation with a minimum of ten percent coverage of the non-primary material type. For example, the use of both brick and stone on the front elevation with a minimum of ten percent coverage of the non-primary element. The two different material types may be provided using different styles of siding (e.g., horizontal lap siding, board and batten siding, shake siding, and multiple width lap siding) that provide differentiation from the primary cladding for a minimum of ten percent coverage of the front elevation. For example, the use of both (i) shake, and (ii) board and batten siding, with a minimum of ten percent coverage of the non-primary siding style. If more than two different material types are provided with a minimum of ten percent coverage for at least two of the non-primary material types (e.g., for siding, provides differentiation from the primary cladding with at least two different siding styles), the exterior cladding may be counted to satisfy up to two of the four required façade articulation techniques.

(D) Front porch of at least 50 square feet.

(E) The installation of at least two (2) coach lights.

(F) Other techniques for building articulation can be substituted if administratively approved by the administrative official.

(G) Picture framed windows.

(H) Front door made primarily with glass material.

(I) A farmhouse style garage door or use of hardware to enhance or augment the garage door.

(6) Masonry content.

(A) Masonry Content for SF-60 lots and SF-Z lots.

i. For at least twenty-five percent (25%) of the SF-60 lots and at least twenty-five percent (25%) of the SF-Z lots:

a. The exterior walls (excluding windows, doors, covered patios, and porches) on the front elevation and side elevations of single-family homes shall be 100 percent masonry below the highest plate line. The rear elevation does not have a minimum masonry percentage requirement.

ii. In addition to the homes that satisfy the requirements of subsection 6(A)(i) above, for at least twenty-five percent (25%) of the SF-60 lots and at least twenty-five percent (25%) of the SF-Z lots:

1) The exterior walls (excluding windows, doors, covered patios, and porches) on the front elevation of single-family homes shall be at least 50 percent masonry. The side and rear elevations do not have a minimum masonry percentage requirement. Side elevations facing public right-of-way or common areas shall provide at least two articulation techniques from the list in subsection 9.04.034(e)(4) (as modified in these Development Regulations).

iii. Architectural trim features such as dormers or gables shall not be subject to the masonry requirements. Therefore, these features shall not be counted as exterior wall surface when calculating the numerator or the denominator for the masonry requirement and may be located on any wall surface.

iv. For any single-family homes located on a SF-60 lot or a SF-Z lot that do not meet the requirements of either subsection 6(A)(i) or 6(A)(ii), the front elevation of those homes shall provide at least two different material types for the front elevation (with a minimum of ten percent

coverage of the non-primary material type) as one of its building articulation techniques per subsection 9.04.034(e)(4)(C) (as modified in these Development Regulations). The remaining elevations do not have any material requirements.

- v. Second floor Dutch gable roof elements are not required to be masonry if set back at least 3 feet from the first-floor front elevation vertical plane.
- vi. Exceptions to the residential architectural standards in this subsection may only occur after application and review by the planning and zoning commission and approval by the city council by specific use permit.

(B) Masonry Content for SF-TH.

- i. The exterior walls (excluding windows and doors) on the front elevation of any residential building shall be at least 30 percent masonry, including all stories that make-up the front elevation. The remaining elevations do not have any masonry requirements. For purposes of this requirement, if multiple residential units are attached, they shall all be considered a part of the same *building* so that the 30 percent masonry percentage requirement is calculated based upon the front elevation of all units that are attached (and not on a unit-by-unit basis).
- ii. Architectural trim features such as dormers or gables shall not be subject to the masonry requirements. Therefore, these features shall not be counted as exterior wall surface when calculating the numerator or the denominator for the masonry requirement and may be located on any wall surface.
- iii. Second or third floor Dutch gable roof elements are not required to be masonry if set back at least 3 feet from the first-floor front elevation vertical plane.
- iv. Exceptions to the residential architectural standards in this subsection may only occur after application and review by the planning and zoning commission and approval by the city council by specific use permit.

~~(A) — Except as noted below, the exterior walls (excluding windows and doors) on the first floor front elevation of any single-family home shall be 90 percent masonry and 80 percent on the second floor front elevation. The total cumulative surface area of the remaining exterior walls (excluding windows and doors) shall be 80% masonry.~~

~~(B) — Except as noted below, the exterior walls (excluding windows and doors) on the front elevation of any multifamily structure shall be 100 percent masonry.~~

~~The total surface area of the remaining exterior walls (excluding windows and doors) shall be 90% masonry.~~

~~(C) — Second floor Dutch gable roof elements are not required to be masonry if set back at least 3 feet from the first floor front elevation vertical plane.~~

~~(D) — Residential masonry standards do not apply to the SF-1 district.~~

~~(E) — The masonry standards that apply to the front elevation of a single-family home as described in subsection (6)(A) above shall also apply to any exterior walls on a single-family home that are: (i) adjacent to and face a public street or right-of-way; or (ii) visible from and located immediately adjacent to a public park, reserved open space or neighborhood common area, or an undeveloped flood hazard or drainage area that is also adjacent to a public street.~~

4. APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

Each lot type shall be developed in accordance with the area regulations contained in Table 1 below.

TABLE 1

	(SF-60)	(SF-Z)	(SF-TH)
Maximum Height (feet)	35'	35'	35'
Side Yard, Interior (feet)	(e) 5'	(a) 5'	(b)
Side Yard, Corner Lot, Street Side (feet)	15' <u>10'</u>	15' <u>10'</u>	15' <u>10'</u>
Rear Yard (feet)	25' <u>20'</u>	25' <u>20'</u>	25' <u>20'</u>
Front Yard (feet)	25' <u>20'</u>	20'	20'
Lot Area (feet)	6,000	4,500 4,800	2,700 <u>2,600</u> per unit
Min. Lot Width (feet)	50'	40'	25' <u>26'</u>
Min. Lot Depth (feet)	120'	100' <u>120'</u>	160' <u>100'</u>
Max. Lot Coverage (%)	45% <u>55%</u>	50% <u>55%</u>	60%
Building Size (square feet)	1,800 <u>1,500</u>	1,200	900 <u>1,200</u>
Min. Masonry (%)	80%	80%	80%

(b) 14-feet 10 feet between ends of buildings.

ARTICLE 9.06 LANDSCAPE REGULATIONS

1. Sec. 9.06.006 Minimum landscaping requirements

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

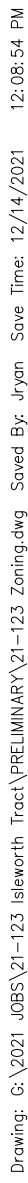
(1) For all SF-60 and SF-Z lots ~~single-family and duplex parcels~~, builders shall be required to plant one ~~two~~ large trees (minimum of three-inch caliper and seven feet high at time of planting) per lot prior to obtaining a certificate of occupancy. ~~At least one of the trees shall be located in the front yard.~~ For all SF-TH lots, builders shall be required to plant a minimum of one large tree (minimum of three-inch caliper and seven feet height at time of planting) per every two units. Existing quality trees of at least three-inch caliper size located on an SF-60, SF-Z, or SF-TH lot shall count to meet this standard if appropriate tree protection measures have been followed.

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

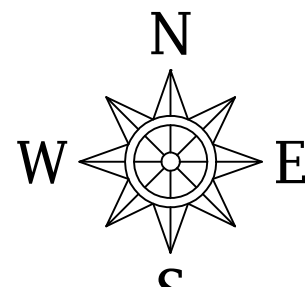
Single-Family Residential - 60 (SF-60)	2 <u>1</u> trees
Single-Family Residential - Zero Lot Line (SF-Z)	2 <u>1</u> trees
Single-Family Residential- Town Home (SF-TH)	1 tree <u>every 2 units</u>

(4) For all open space/common area parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of public street frontage along such open space/common area lot. Trees may be grouped or clustered to facilitate site design.

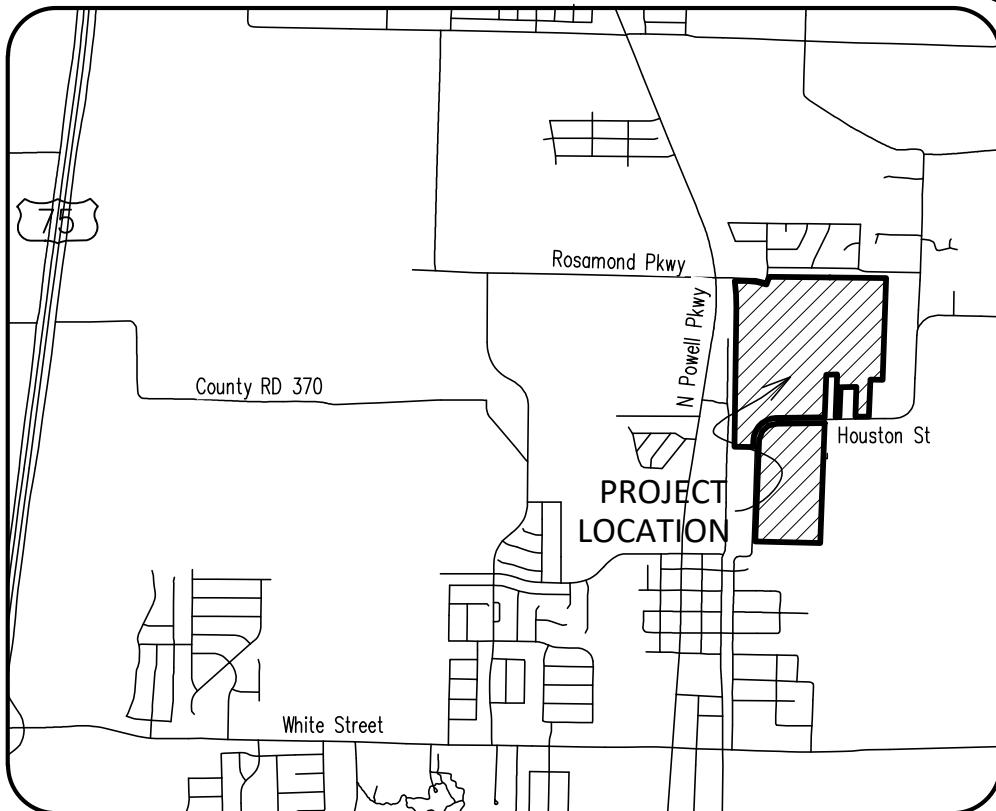
(5) Minor modifications: The Director of Development Services or his/her designee is authorized to administratively approve modifications to landscaping requirements necessitated by conflicting requirements for public or franchise utilities or drainage improvements.



SEE SHEET 1



Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).



LOCATION MAP

Not To Scale

METES AND BOUNDS DESCRIPTION

TRACT 1

Being a tract of land situated in the Gwynn Morrison Survey, Abstract No. 559 and the Henry Brantley Survey, Abstract No. 71, Collin County, Texas, being all of a tract conveyed to TFCC Coyote, LLC, by deeds recorded in Document No.'s 20211202002453240, 20211202002452310 and 20211203002458060 in Deed Records of Collin County, Texas, collectively being more particularly described as follows:

BEGINNING at the most southerly southeastern corner of said TFCC Coyote, LLC and the northeast corner of a tract of land conveyed to Ralph E. Graham, III and David J. Graham, by deed recorded in Document No. 20070413000503260, Deed Records of Collin County, Texas;

THENCE, N 88°05'51" W, 288.90 feet to the northwest corner of said Graham tract and lying in the east right-of-way line of T and O Railroad;

THENCE, N 00°46'23" E, 2167.43 feet along said T and O Railroad to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 07°55'44", a radius of 3044.23 feet, a chord of N 03°15'12" W - 420.94 feet, an arc length of 421.28 feet to the southwest corner of a tract of land conveyed to Wal-Mat, Inc., by deed recorded in Volume 5844, Page 1650, Deed Records of Collin County, Texas;

THENCE, S 89°20'00" E, 189.36 feet to the beginning of a tangent curve to the right;

THENCE around a tangent curve to the right having a central angle of 19°19'48", a radius of 930.00 feet, a chord of S 79°40'05" E - 312.27 feet, an arc length of 313.76 feet the southeast corner of said Wal-Mat tract;

THENCE, N 20°19'16" E, 130.00 feet to the south line of Block A of Sweetwater Crossing, an addition to the City of Anna, according to the plat recorded in Volume R, Page 197, Plat Records of Collin County, Texas;

THENCE, S 89°15'24" E, 558.34 feet to a point for corner;

THENCE, S 89°20'00" E, 381.91 feet to a point for corner;

THENCE, S 89°22'44" E, 478.62 feet to a point for corner;

THENCE, S 89°18'38" E, 402.24 feet to 1/2 inch iron rod found at the northeast corner of said TFCC Coyote, LLC tract and the common northwest corner of a tract of land conveyed to David and Nely Johnson Revocable Trust, by deed recorded in Document No. 20181126001443680, Deed Records of Collin County, Texas;

THENCE, S 02°12'50" W, 867.04 feet to the southwest corner of said Johnson tract and the northwest corner of a tract of land conveyed to Mahavir Semwal and Vandana Semwal, by deed recorded in Document No. 20150629000780840, Deed Records of Collin County, Texas;

THENCE, S 01°57'36" W, 723.11 feet to a point at the northeast corner of a tract of land conveyed to Rodney Wayne Kanady, by deed recorded in Document No. 20170804001039210, Deed Records of Collin County, Texas;

THENCE, N 87°57'19" W, 188.81 feet to a point at the northwest corner of said Kanady tract;

THENCE, S 02°02'42" W, 578.10 to the southwest corner of said Kanady tract and lying in said north right-of-way line of Houston Street;

THENCE, S 89°10'11" W, 212.50 feet to the southeast corner of a tract of land conveyed to Richard Beazley, by deed recorded in Document No. 20170818001110510, Deed Records of Collin County, Texas;

THENCE, N 02°03'20" E, a distance of 465.60 feet to a 5/8 inch iron rod found at the northeast corner of said Beazley tract;

THENCE, S 89°09'51" W, 249.10 feet to a 5/8 inch iron rod found at the northwest corner of said Beazley tract;

THENCE, S 02°03'20" W, 467.15 feet to a 5/8 inch iron rod found at the southwest corner of said Beazley tract and lying in said north right-of-way line of Houston Street;

THENCE, S 89°10'05" W, 60.08 feet to a 5/8 inch iron rod found;

THENCE, N 02°03'20" E, 667.79 feet to a 5/8 inch iron rod found;

THENCE, S 89°09'51" W, 169.90 feet to the northwest corner of said Beazley tract;

THENCE, S 02°03'20" W, 667.71 feet to the north right-of-way line of Houston Street (variable width right-of-way);

THENCE, S 89°06'33" W, along said north right-of-way line of Houston Street a total distance of 759.84 feet to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 87°11'14", a radius of 362.75 feet, a chord of S 45°30'53" W - 500.26 feet, an arc length of 552.00 feet;

THENCE, S 01°55'50" W, 105.17 feet to the POINT OF BEGINNING with the subject tract containing 4,831,475 square feet or 110.915 acres of land.

TRACT 2

BEING a tract of land situated in the Guinn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of a tract (Tract Two) conveyed to TFCC Coyote, LLC, by deed recorded in DOC. No. 20211202002452680, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the northwest corner of Villarreal Addition, an addition to the City of Anna, Collin County, Texas, according to the map or plat thereof recorded in Instrument No. 20080919010003360, Official Public Records of Collin County, Texas and lying in the south right-of-way line of Houston Street (variable width right-of-way) and being the northeast corner of the herein described tract of land;

THENCE, S 02°04'33" W, 1876.77 feet along the west line of said Villarreal Addition to a 3/8 inch iron rod found lying in the north line of a tract of land conveyed to MJLA Adams, Ltd., by deed recorded in Instrument No. 20110505000462590, Official Public Records of Collin County, Texas;

THENCE, N 88°29'18" W, passing at a distance of 772.76 feet the northeast corner of a tract of land conveyed to Ann J. Ashmore, by deed recorded in Volume 2398, Page 900, Deed Records of Collin County, Texas and continuing along said Ashmore tract a total distance of 1012.76 feet to the northwest corner of said Ashmore tract and lying in the east right-of-way line of E. Hackberry Lane (variable width right-of-way);

THENCE along said east right-of-way line of E. Hackberry Lane, the following courses and distances:

N 02°08'33" E, 1581.50 feet;

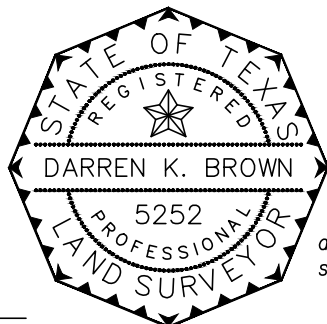
N 19°06'33" E, 149.30 feet;

N 48°40'33" E, 130.50 feet;

THENCE, N 76°51'33" E, 135.10 feet along said south right-of-way line of Houston Street;

THENCE, N 89°11'33" E, 742.90 feet along said south right-of-way line of Houston Street to the POINT OF BEGINNING with the subject tract containing 1,861,237 square feet or 42.728 acres of land.

THE total subject tracts 1 and 2 containing 6,692,712 square feet or 153.643 acres of land.



darren.brown@spiaresengineering.com

COYOTE MEADOWS
153.643 GROSS ACRES OUT OF THE
GUINN MORRISON-ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER
TFCC Coyote, LLC
22 St. Clair Avenue East
Suite 200
Toronto, ON, Canada M6B1R5
Telephone (416) 792-4708
Contact: Seth Greenspan, VP

DEVELOPER / APPLICANT
Starlight Homes Texas, LLC
1800 Valley View Lane, Suite 100
Farmers Branch, TX 75234
Telephone (214) 616-6887
Contact: Daniel Satsky

ENGINEER / SURVEYOR
Spiares Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

Scale: 1" = 100' December 15, 2021 SEI Job No. 21-123

SHEET 2 OF 2

TFCC COYOTE, LLC
DOC. NO. 20211202002452680
DRCC
TRACT 2

VILLARREAL ADDITION, LOT 2

Inst. No. 20080919010003360 DRCC

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊗	SAN. SEWER MANHOLE
⊗	STORM SEWER MANHOLE
⊗	LIGHT POLE/STANDARD
+	GUY WIRE ANCHOR
+	SIGNPOST
⊕	FIRE HYDRANT
●	GAS MARKER
FOC	FIBEROPTIC CABLE MARKER
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	WATER METER
SSGO	SANITARY SEWER CLEANOUT
—O—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
MH	Manhole
SS	Sanitary Sewer

GUINN MORRISON SURVEY
ABSTRACT NO. 559

HENRY BRANTLEY SURVEY
ABSTRACT NO. 71

R=362.75'
L=552.00'
T=345.36'
CB=545°30'53"W
CL=500.26'
D=87°11'14"

POINT OF
BEGINNING
TRACT #1

RALPH E. GRAHAM, III
AND DAVID J. GRAHAM
Doc. No. 20070413000503260 DRCC

WILLIAM TOMMY CHESSER, JR.
AND MARLA DENISE PINKSTON
Inst. No. 20140228000186680 DRCC

BRUCE WAYNE NIXON
Vol. 5382 Pg. 3732 DRCC

ANN ALLISON DECEDETS
Inst. No. 20190509000518060 DRCC

WM. T. ASHMORE
Vol. 3210 Pg. 489 DRCC

RANDY J. ROLLINS
Vol. 904, Pg. 779 DRCC

ANN J. ASHMORE
Vol. 2398, Pg. 900 DRCC

MJLA ADAMS, LTD.
Inst. No. 20110505000462590 DRCC

30' Water Line Esmt. to
Texoma Utility Authority
Inst. No. 20060720001021020 &
Inst. No. 20060720001021030
OPRCC

50' Temporary Construction Esmt. to
Texoma Utility Authority
Inst. No. 20060720001021020 &
Inst. No. 20060720001021030
OPRCC

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.

Patty Phelps
Name (Please Print)

Patty Phelps
Signature

410 Interchange McKinney TX 75071
Address

12/20/21
Date

Anna Industrial 18 LLC

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

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.

Patty Phelps
Name (Please Print)

Patty Phelps
Signature

410 Interchange McKinney
Address

12/20/21
Date

please update address!
Phelps Holdings LLC
410 Interchange
McKinney TX
75071

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

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

PLEASE SEE ATTACHMENTS (2)

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

ROBERT + JO ANN WATKINS
Name (Please Print)

Signature

300 ELM GROVE
Address

DEC 28 2021
Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

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

Attachement A

Robert and Jo Ann Watkins
300 Elm Grove
Anna TX 75409

Comments Regarding Resolution No. 2021-10-1033

It is our understanding that initially only two lanes of the proposed Rosamond Parkway extension will be built. Additional lanes will be built at a later date as needed.

Who will own the area between our property and the new Rosamond Parkway extension (circled on exhibit B)? Who will be responsible for the upkeep of that area?

What is the plan for and when will a sound/barrier wall be built to protect the Sweetwater Crossing existing homes from noise and neucenses as well as make the area aesthetically pleasing by eliminating a wide variety of fence types.

SINGLE-FAMILY SUMMARY:

LOT TYPE	MINIMUM DIMENSIONS	POTENTIAL UNITS	% OF UNITS
SF-60	50' x 120'	+/- 268	37%
SF-Z	40' x 120'	+/- 309	42%
SF-TH	26' x 105'	+/- 154	21%
Total		+/- 731	100%

LEGEND

- Primary Trails (10 ft.)
- Secondary Trails (3-6 ft.)
- Guest Parking Parallel/On-Street

DEVELOPMENT TEAM:

Applicant: Ashton Woods - Dallas Division
1800 Valley View Lane, Ste. 100
Farmers Branch, TX 75234
(972) 428-5104
Contact: Daniel Satsky

Engineer / Surveyor: Spiers Engineering
765 Carter Road, Suite 100
Plano, TX 75075
(972) 422-0077
Contact: Matt Dorsett

Land Planner: Knapp Land Solutions (KLS)
Frisco, TX 75034
(972) 885-7337
Contact: James Knapp

LOCATION MAP: [Map showing project location in Anna, Texas]

ABSTRACT: 17.424 acre tract, 18.644 acre tract, 74.818 acre tract, 42.728 acre tract situated in the Gunn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas

PROJECT: COYOTE MEADOW ANNA, TEXAS PD ILLUSTRATIVE LAYOUT ()

KLS

This drawing is a plan and representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made as to the accuracy, completeness or of the information contained herein.

Scale: 1"=200'

SINGLE-FAMILY SUMMARY:				
	LOT TYPE	MINIMUM DIMENSIONS	POTENTIAL UNITS	% OF UNITS
	SF-60	50' x 120'	+/- 268	37%
	SF-Z	40' x 120'	+/- 309	42%
	SF-TH	26' x 105'	+/- 154	21%
Total			+/- 731	100%

LEGEND

-  Primary Trails (10 ft.)
- Secondary Trails (5-6 ft.)
- Guest Parking Parallel/On-Street

N. POWELL PUBLISHING.

70' W. SIDEWALK
REARVIEW MIRROR
T-INTERSECTION
25' W. SIDEWALK

JOHNSON PARK

DEVELOPMENT TEAM:

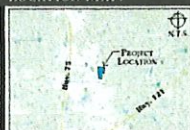
Applicant:
Ashton Woods • Dallas Division
1800 Valley View Lane, Ste.160
Farmers Branch, TX 75234
(972) 428-3401
Contact: Daniel Satsky

Land Planner:
Knapp Land Solutions (KLS)
Frisco, TX 75034

Engineer / Surveyor:
Spiars Engineering
765 Custer Road, Suite 100
Piano, TX 75073
(972) 422-0077
Contact: Matt Dorsett

(972) 885-7337
Contact: James Knapp

LOCATION MAP:



ABSTRACT:

17.424 acre tract,
18.644 acre tract,
74.818 acre tract,
42.728 acre tract
situated in the Go
Morrison Survey,
Abstract No. 559,
City of Anna, Col
County, Texas

DATE: _____

Date Issued: September 29, 2021
Revisions:
October 15, 2021

PROJECT:

COYOTE MEADOW
ANNA, TEXAS
PD ILLUSTRATIVE LAYOUT ()

KLS

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



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.

Kayla Wyatt
Name (Please Print)

Kayla Wyatt
Signature

204 Elm Grove Anna Tx 75409
Address

12-21-21
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

CITY OF ANNA
PLANNING & ZONING COMMISSION

January 3, 2022

Preliminary Plat: Coyote Meadows Residential

Applicant: TFCC Coyote, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Coyote Meadows Residential, Preliminary Plat.

SUMMARY:

731 single-family residential lots and 24 open space lots on 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway. Proposed zoning Planned Development-SF-60 Single-Family Residence/SF-Z Single-Family Residence – Zero Lot Line Homes/SF-TH Townhome District.

This preliminary plat is associated with the annexation and zoning case and is contingent upon approval of the zoning case. The purpose for the preliminary plat is to propose rights-of-way, lot and block boundaries, and easements necessary for the future single-family residential development. The preliminary plat complies with the zoning districts area regulations as requested by the zoning case.

ISSUES:

Waiver - Street openings to adjoining properties

The applicant is requesting a waiver from the 1,000 foot maximum length for street openings to adjoining property requirement in [Subsection 9.02.081\(c\)\(4\)\(C\)](#) of the Subdivision Regulations. The area in question occurs on Street Q, south of existing Houston Street. The applicant is requesting the proposed opening to the property to the east be located 1,100 south of Houston Street to allow for better alignment with Street U. Please see the attached waiver request.

Based on the proposed street layout the Director of Public Works is in support of allowing the development to exceed the maximum length of a street opening to an adjoining property as shown on the preliminary plat - – See MEMO No: 21-PWD-037 dated December 29, 2021.

RECOMMENDATION:

Staff is in support of waiving the maximum length of street opening to adjoining properties for Street Q as shown on the Preliminary Plat. Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit
Public Works Memo – street waiver request
Street Waiver request



Subdivision Ordinance – Street Waiver Request

MEMO No: 21-PWD-037

Date: December 29, 2021

To: Ross Altobelli, Director of Development Services

From: Greg Peters, P.E., Director of Public Works

CC: Wes Lawson, P.E., City Engineer

Re: Coyote Meadows Subdivision – Street Spacing Waiver Request

Ashton Woods has submitted a preliminary plat for Coyote Meadows, a new single family residential subdivision located east of State Highway 5 and south of Rosamond Parkway in the City of Anna, Texas.

The City requires developers to provide street openings to adjoining properties to facilitate street connectivity for future development. In Phase 2 of the proposed development, Street U is providing a stub-out to the undeveloped property to the east of Coyote Meadows Subdivision. Per the Preliminary Plat, the length from Coyote Meadows Boulevard to Street U is proposed to be 1,070.73.

Section 9.02.081(c)(4)(C) of the City of Anna Subdivision Ordinance states:

Street openings to adjoining properties. Subdivision design shall provide for a reasonable number and reasonable locations of street openings to adjoining properties. Such an opening shall occur at least every 1,000 feet or in alignment with abutting subdivision streets along each boundary of the subdivision.

The developer has requested a waiver of the 1,000-foot requirement for the maximum distance between street openings to adjoining properties.

The City of Anna Public Works Department has reviewed the waiver request, City Ordinances, and considered any potential impacts this waiver may have on the future development of the adjacent property. Staff has also reviewed the potential negative impacts to Coyote Meadows Subdivision if the waiver is not granted. The additional distance requested in the waiver is 70.73 feet, which is a 7.07% increase in the maximum allowable distance between street openings.

Staff Findings:

- The requested waiver is for a distance extension of less than 10% above the required maximum.
- Not granting the extension would likely result in the loss of a Common Area for the subdivision, which would decrease outdoor public space for the families who live there.
- Not granting the extension could result in the creation of an off-set intersection, which is highly discouraged due to traffic safety concerns.
- The adjacent property is subdivided into 5 lots, with all of the existing buildings and facilities being in close proximity to Coyote Meadows Boulevard and having existing driveways onto Coyote Meadows Boulevard (Currently named FM 2862 - Houston Street). Requiring the developer to move the proposed location of Street U further to the north would actually place the street connection further away from the center of the undeveloped tract (Lot 2, Villareal Addition). See attachment A and B, included.

Staff finds that the proposed layout and location of Street U meets the intent of the Ordinance and provides a reasonable location and number of street openings to the undeveloped portion of the adjoining property.

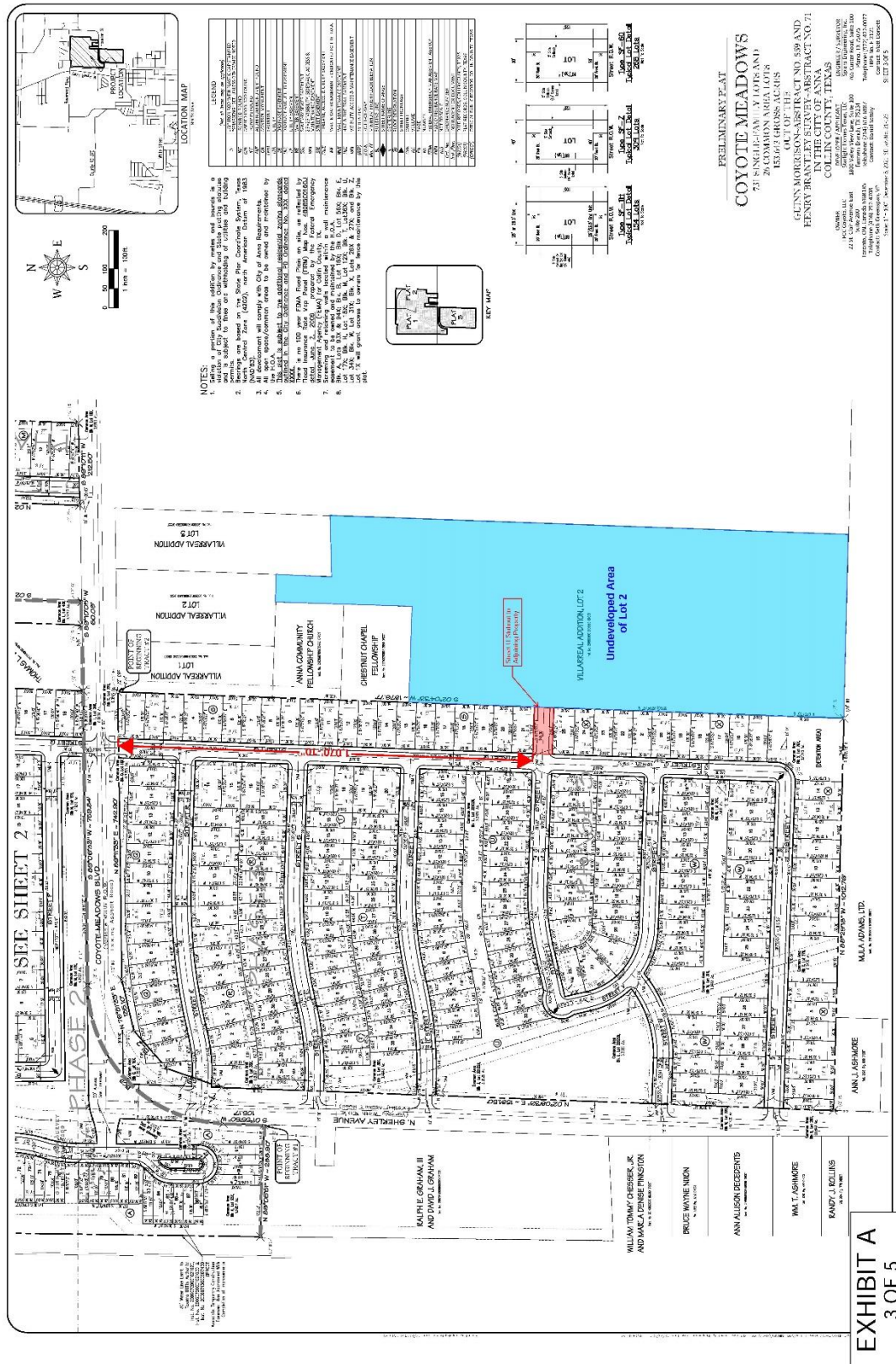
A handwritten signature in black ink, appearing to read 'Greg Peters', with a stylized, looping design.

Greg Peters, P.E.
Director of Public Works
City of Anna, Texas

Attachment A – Aerial Image

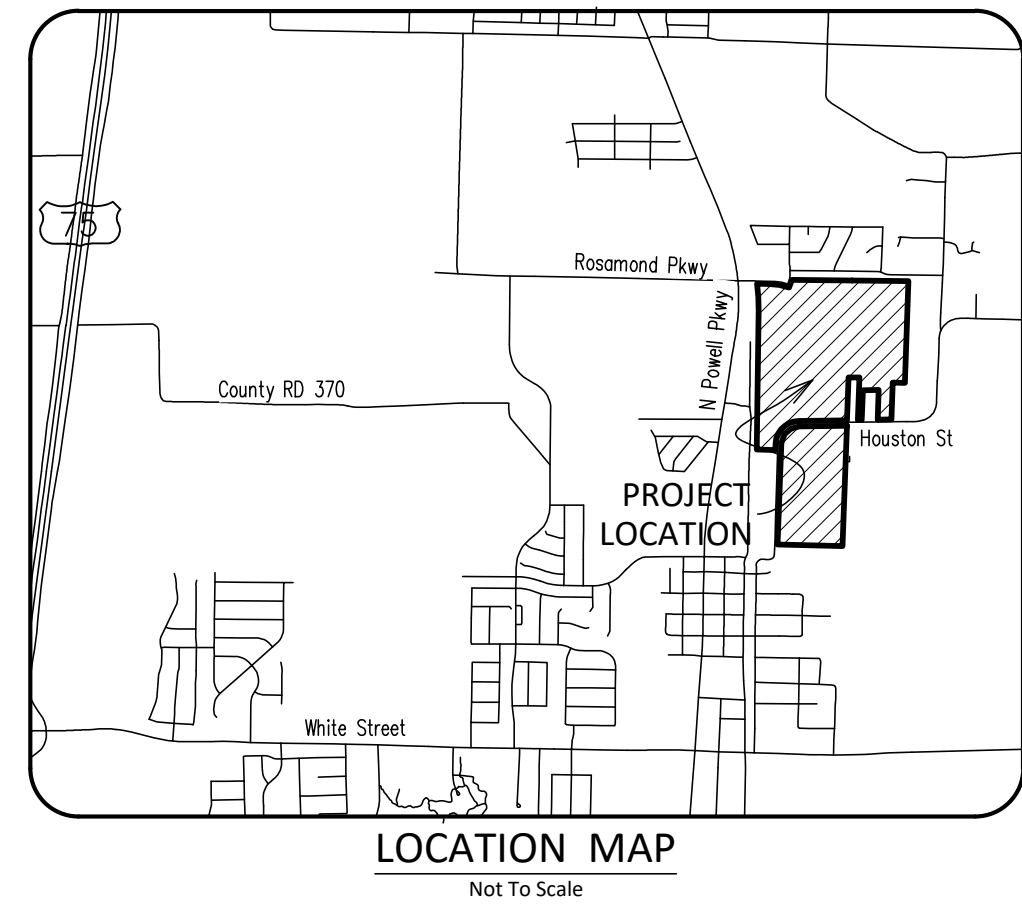
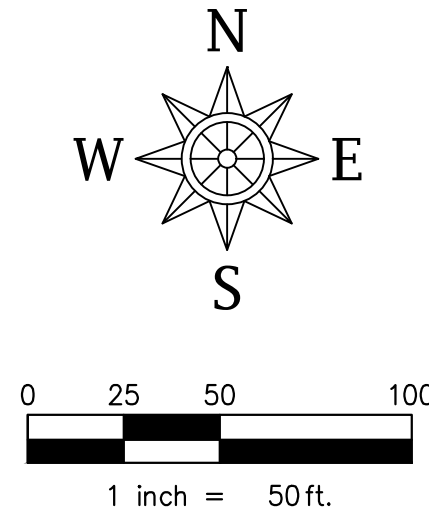
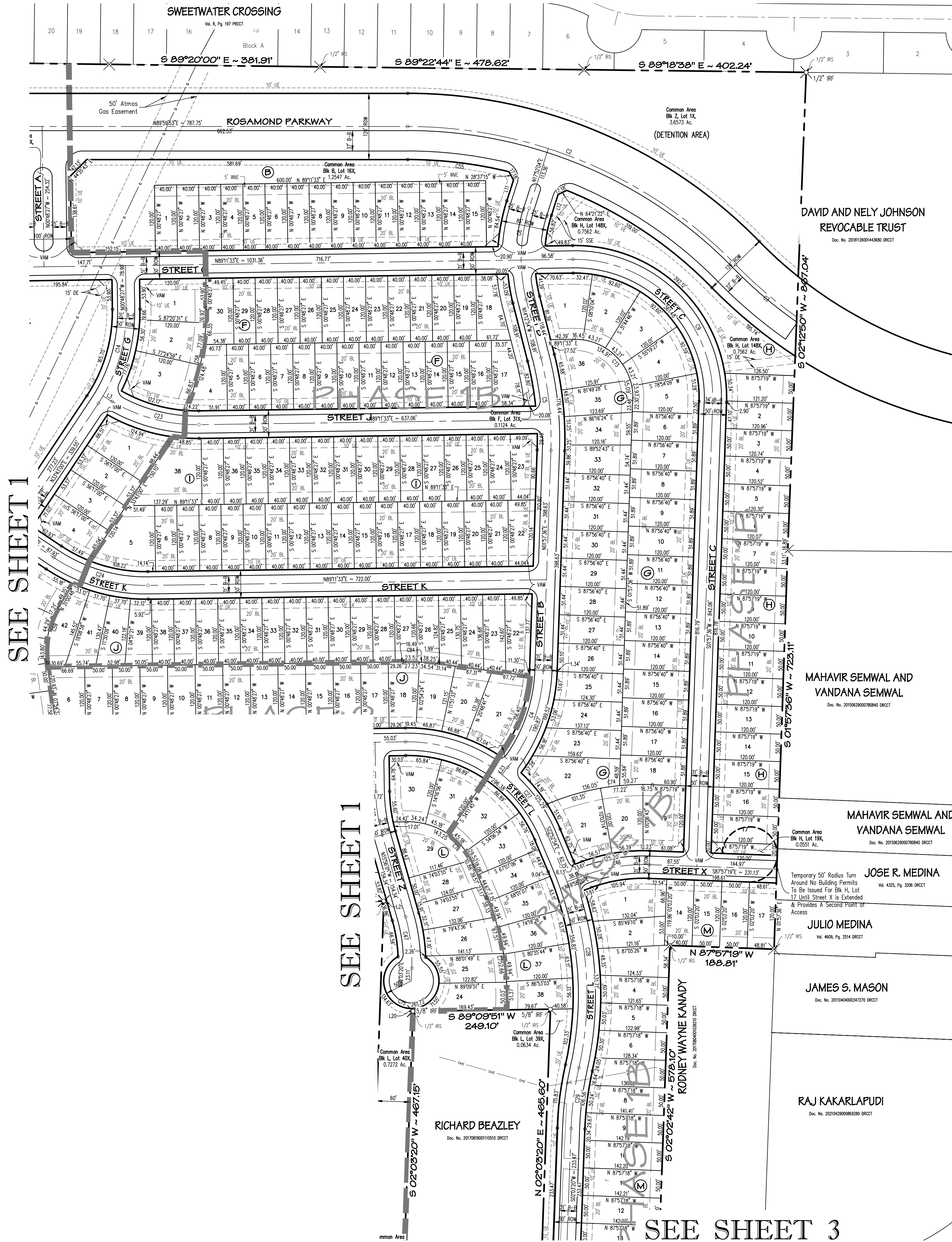


Attachment B – Preliminary Plat

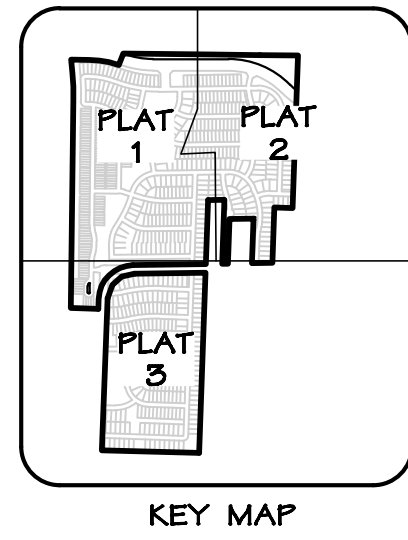




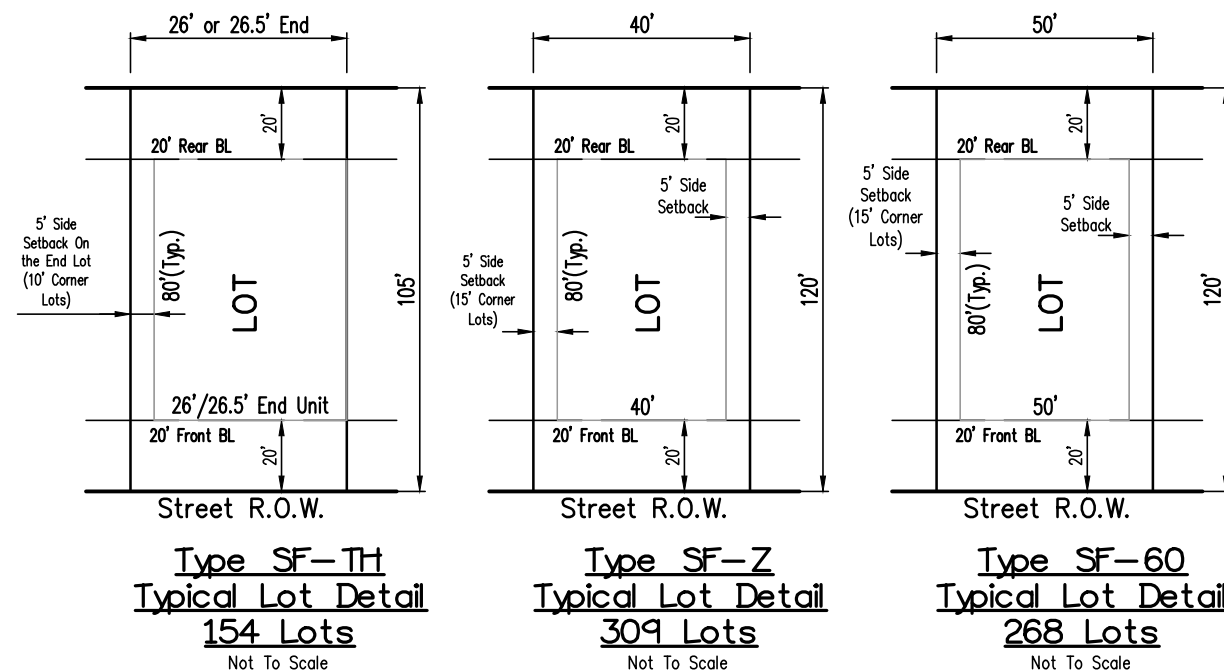
OWNER	DEVELOPER / APPLICANT	ENGINEER / SURVEYOR
TFCC Coyote, LLC 22 St. Clair Avenue East Suite 200 Toronto, ON, Canada M6B1R5 Telephone (416) 792-4708 Contact: Seth Greenspan, VP	Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (214) 616-6887 Contact: Daniel Satsky	Sparks Engineering, Inc. 765 Court Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
Scale: 1" = 100'	December 8, 2021 SEI Job No. 21-123	SHEET 1 OF 5



- NOTES:
1. 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.
 2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
 3. All development will comply with City of Anna Requirements.
 4. All open space/common areas to be owned and maintained by the H.O.A.
 5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance and PD Ordinance No. XXX dated XXXX.
 6. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
 7. Screening and retaining walls located within a wall maintenance easement to be owned and maintained by the H.O.A.
 8. Blk. A, Lots 93X & 94X; Blk. B, Lot 16X; Blk. D, Lot 56X; Blk. E, Lot 17X; Blk. H, Lot 18X; Blk. M, Lot 12X; Blk. T, Lot 36X; Blk. U, Lot 34X; Blk. W, Lot 31X; Blk. X, Lots 26X & 27X; and Blk. Z, Lot 1X will grant access to owners for fence maintenance by this plat.



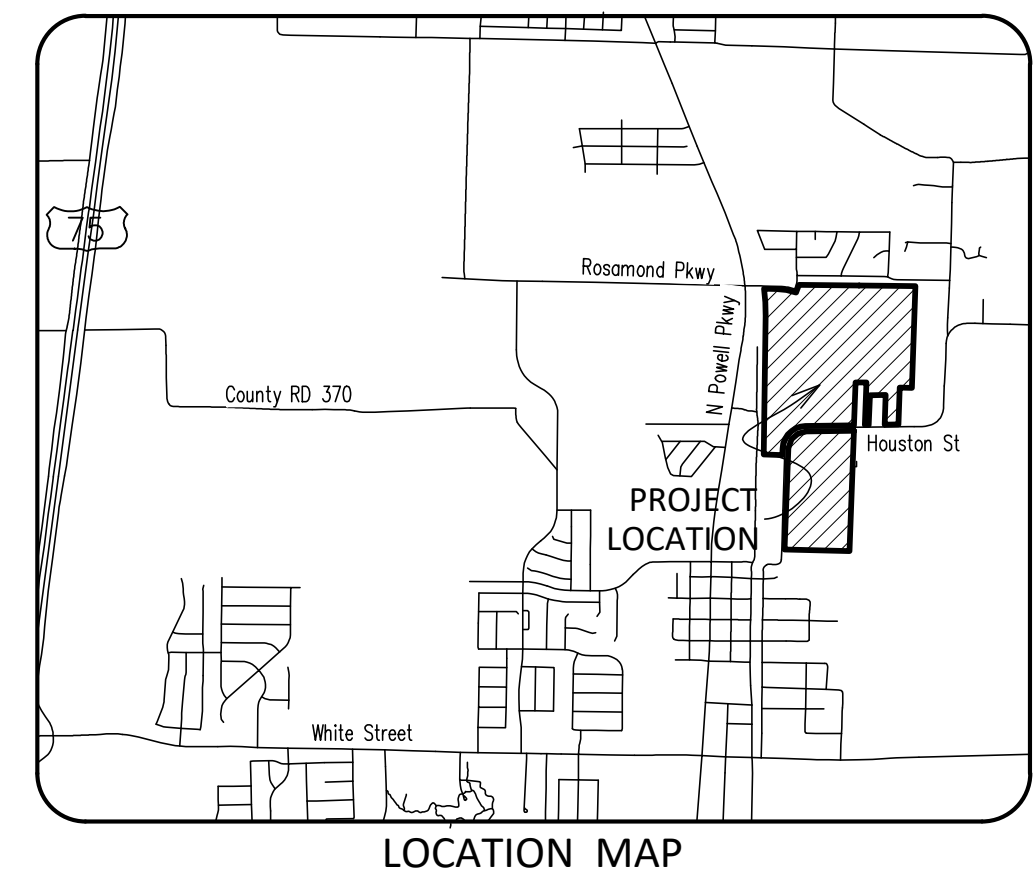
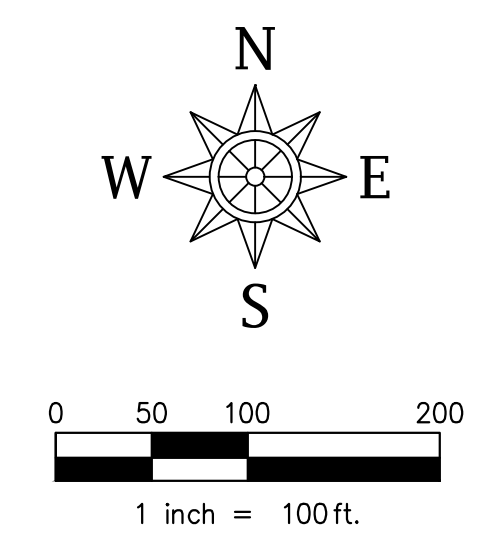
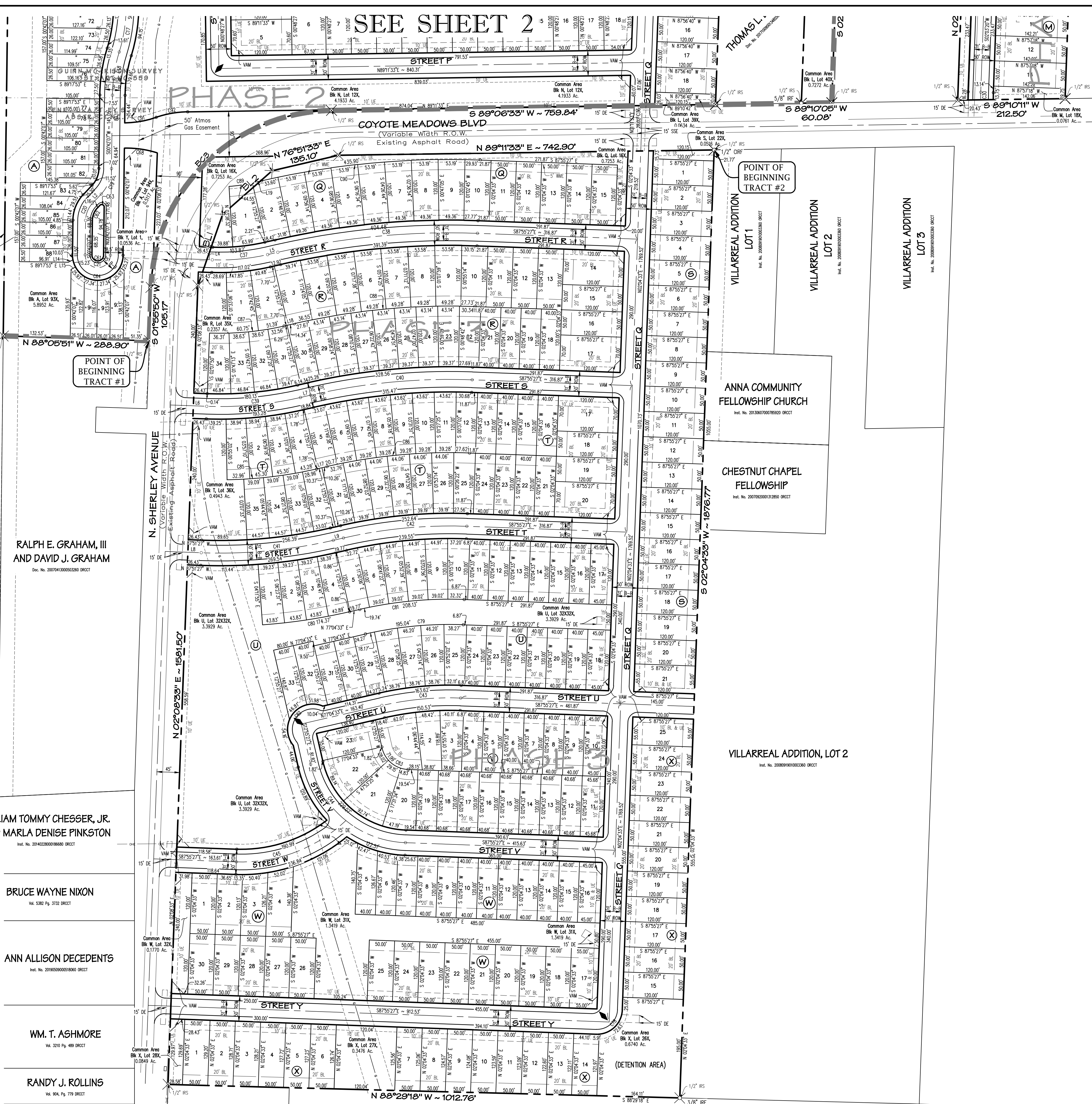
LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
VAM	25'x25' VISIBILITY, SIDEWALK, ACCESS & MAINTENANCE EASEMENT
STE	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT - DEDICATED TO THE H.O.A.
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(RIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
◆	CENTERLINE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NIS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



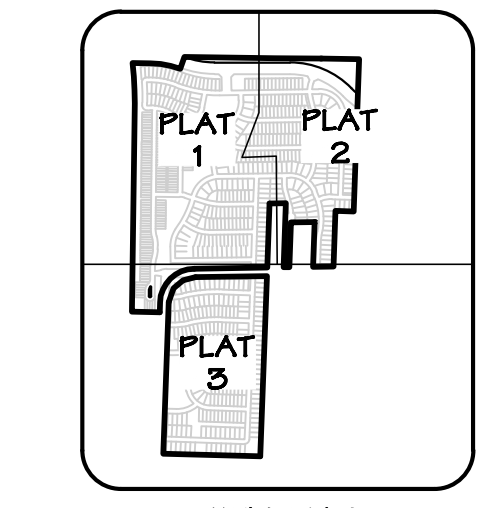
PRELIMINARY PLAT
COYOTE MEADOWS
731 SINGLE-FAMILY LOTS AND
26 COMMON AREA LOTS
153.643 GROSS ACRES
OUT OF THE
GUINN MORRISON-ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER TFCC Coyote, LLC 22 St. Clair Avenue East Suite 200 Toronto, ON, Canada M6B1R5 Telephone (416) 792-4708 Contact: Seth Greenspan, VP	DEVELOPER / APPLICANT Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone: (972) 422-6887 Contact: Daniel Satsky	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
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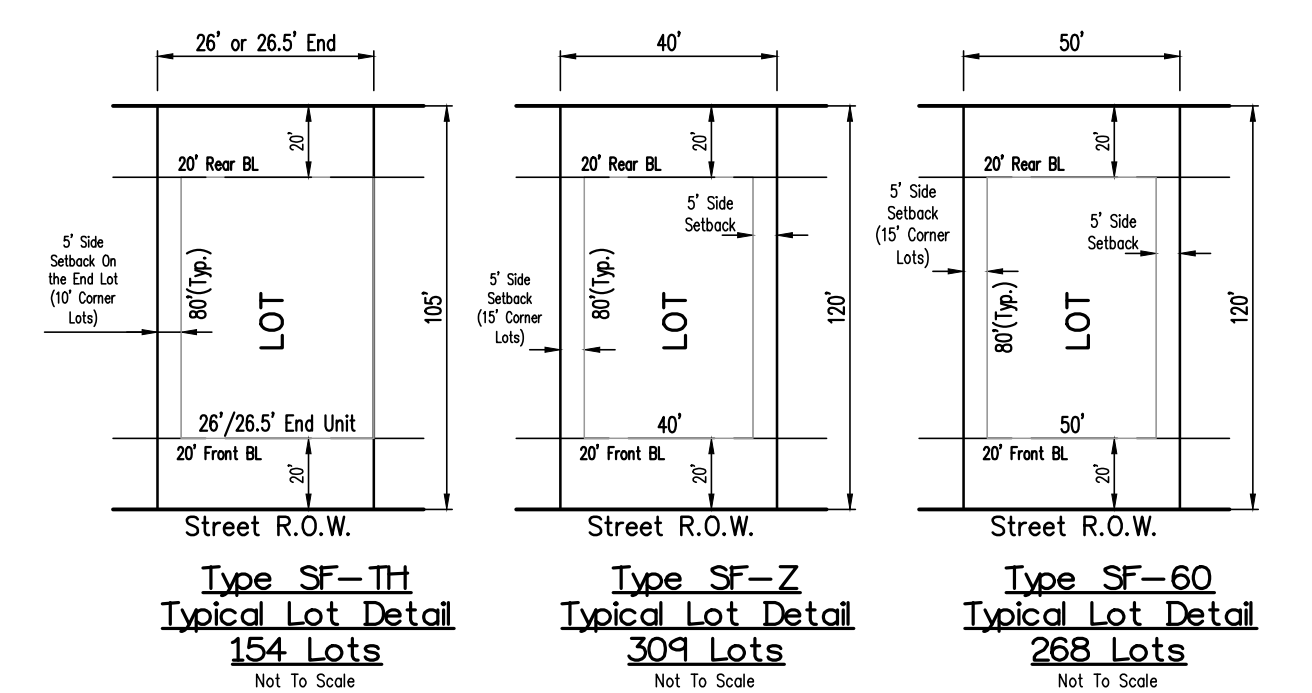
Scale: 1" = 100' December 8, 2021 SEI Job No. 21-123



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 4. All open space/common areas to be owned and maintained by the H.O.A.
 5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance and PD Ordinance No. XXX dated XXXX.
 6. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
 7. Screening and retaining walls located within a wall maintenance easement to be owned and maintained by the H.O.A.
 8. Blk. A, Lots 93X & 94X; Blk. B, Lot 16X; Blk. D, Lot 56X; Blk. E, Lot 17X; Blk. H, Lot 18X; Blk. M, Lot 12X; Blk. T, Lot 36X; Blk. U, Lot 34X; Blk. W, Lot 31X; Blk. X, Lots 26X & 27X; and Blk. Z, Lot 1X will grant access to owners for fence maintenance by this plat.



LEGEND	
(Not all items may be applicable)	
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED	
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
ESML	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
VAM	25'x25' VISIBILITY, SIDEWALK, ACCESS & MAINTENANCE EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT - DEDICATED TO THE H.O.A.
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
CL	CENTERLINE
AD	BLOCK DESIGNATION
ST	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NYS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DROCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



PRELIMINARY PLAT

COYOTE MEADOWS

731 SINGLE-FAMILY LOTS AND
26 COMMON AREA LOTS
153.643 GROSS ACRES
OUT OF THE
GUINN MORRISON-ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER TFCC Coyote, LLC 22 St. Clair Avenue East Suite 200 Toronto, ON, Canada M6B1R5 Telephone (416) 792-4708 Contact: Seth Greenspan, VP	DEVELOPER / APPLICANT Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (214) 616-6887 Contact: Daniel Satsky	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
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Scale: 1" = 100' December 8, 2021 SEI Job No. 21-123

SHEET 3 OF 5

Lot Area Table		
Lot #	Block #	Square Feet
1	A	4,992
2	A	4,992
3	A	4,992
4	A	4,992
5	A	4,992
6	A	4,992
7	A	4,992
8	A	4,992
9	A	4,992
10	A	4,992
11	A	4,988
12	A	5,052
13	A	5,052
14	A	5,052
15	A	5,052
16	A	5,052
17	A	5,052
18	A	5,052
19	A	5,056
20	A	5,301

Lot Area Table		
Lot #	Block #	Square Feet
21	A	2,783
22	A	2,730
23	A	2,730
24	A	2,730
25	A	2,730
26	A	2,783
27	A	2,783
28	A	2,730
29	A	2,730
30	A	2,730
31	A	2,783
32	A	2,783
33	A	2,730
34	A	2,730
35	A	2,730
36	A	2,783
37	A	2,783
38	A	2,730
39	A	2,730
40	A	2,730

Lot Area Table		
Lot #	Block #	Square Feet
41	A	2,730
42	A	2,783
43	A	2,783
44	A	2,730
45	A	2,730
46	A	2,730
47	A	2,783
48	A	2,783
49	A	2,730
50	A	2,730
51	A	2,730
52	A	2,783
53	A	2,783
54	A	2,730
55	A	2,730
56	A	2,730
57	A	2,730
58	A	2,783
59	A	2,782
60	A	2,730

Lot Area Table		
Lot #	Block #	Square Feet
61	A	2,730
62	A	2,730
63	A	2,730
64	A	2,791
65	A	2,882
66	A	2,959
67	A	3,138
68	A	3,283
69	A	3,361
70	A	3,445
71	A	3,444
72	A	3,444
73	A	3,246
74	A	3,083
75	A	2,914
76	A	2,853
77	A	2,783
78	A	2,730
79	A	2,730
80	A	2,730

Lot Area Table		
Lot #	Block #	Square Feet
81	A	2,730
82	A	2,757
83	A	3,541
84	A	2,958
85	A	2,751
86	A	2,730
87	A	2,730
88	A	2,768
89	A	3,524
90	A	3,072
91	A	3,086
92	A	3,567

Lot Area Table		
Lot #	Block #	Square Feet
1	B	4,800
2	B	4,800
3	B	4,800
4	B	4,800
5	B	4,800
6	B	4,800
7	B	4,800
8	B	4,800
9	B	4,800
10	B	4,800
11	B	4,800
12	B	4,800
13	B	4,800
14	B	4,800
15	B	4,800

Lot Area Table		
Lot #	Block #	Square Feet
1	C	6,122
2	C	5,511
3	C	5,511
4	C	5,511
5	C	5,511
6	C	5,511
7	C	5,441
8	C	5,507
9	C	5,614
10	C	5,996
11	C	6,678
12	C	4,800
13	C	4,999

Lot Area Table		
Lot #	Block #	Square Feet
14	C	5,761
15	C	4,800
16	C	6,600
17	C	5,252
18	C	5,113
19	C	4,967
20	C	4,910
21	C	5,173
22	C	5,173
23	C	5,173
24	C	5,173
25	C	5,173
26	C	5,554

Lot Area Table		
Lot #	Block #	Square Feet
1	D	2,783
2	D	2,730
3	D	2,730
4	D	2,782
5	D	2,783
6	D	2,730
7	D	2,730
8	D	2,730
9	D	2,782
10	D	2,783
11	D	2,730
12	D	2,730
13	D	2,730
14	D	2,783
15	D	2,782
16	D	2,730
17	D	2,730
18	D	2,730
19	D	2,783
20	D	2,783

Lot Area Table		
Lot #	Block #	Square Feet
21	D	2,730
22	D	2,730
23	D	2,730
24	D	2,783
25	D	2,783
26	D	2,730
27	D	2,730
28	D	2,730
29	D	2,789
30	D	2,805
31	D	2,730
32	D	2,730
33	D	2,730
34	D	2,783
35	D	2,783
36	D	2,730
37	D	2,730
38	D	2,730
39	D	2,783
40	D	2,782

Lot Area Table		
Lot #	Block #	Square Feet
41	D	2,730
42	D	2,730
43	D	2,730
44	D	2,782
45	D	2,783
46	D	2,730
47	D	2,730
48	D	2,730
49	D	2,782
50	D	2,782
51	D	2,730
52	D	2,730
53	D	2,748
54	D	2,816
55	D	2,999

Lot Area Table		
Lot #	Block #	Square Feet
1	E	2,814
2	E	2,782
3	E	2,782
4	E	2,782
5	E	2,836
6	E	2,783
7	E	2,730
8	E	2,730
9	E	2,730
10	E	2,783
11	E	2,782
12	E	2,730
13	E	2,730
14	E	2,730
15	E	2,730
16	E	2,783

Lot Area Table		
Lot #	Block #	Square Feet
1	F	9,262
2	F	8,003
3	F	10,421
4	F	6,660
5	F	4,800
6	F	4,800
7	F	4,800
8	F	4,800
9	F	4,800
10	F	4,800
11	F	4,800
12	F	4,800
13	F	4,800
14	F	4,800
15	F	4,800
16	F	4,800
17	F	5,815
18	F	5,786
19	F	4,800
20	F	4,800

Lot Area Table		
Lot #	Block #	Square Feet
21	F	4,800
22	F	4,800
23	F	4,800
24	F	4,800
25	F	4,800
26	F	4,800
27	F	4,800
28	F	4,800
29	F	4,800
30	F	6,042

Lot Area Table		
Lot #	Block #	Square Feet
1	N	2,783
2	N	2,730
3	N	2,730
4	N	2,730
5	N	2,730
6	N	2,783
7	N	2,782
8	N	2,730
9	N	2,730
10	N	2,730
11	N	2,782

Lot Area Table		
Lot #	Block #	Square Feet
1	X	6,472
2	X	6,448
3	X	6,423
4	X	6,398
5	X	6,374
6	X	6,349
7	X	6,265
8	X	6,241
9	X	6,216
10	X	6,192
11	X	6,167
12	X	6,142
13	X	6,118
14	X	6,094
15	X	6,000
16	X	6,000
17	X	6,000
18	X	6,000
19	X	6,000
20	X	6,000
21	X	6,000
22	X	6,000
23	X	6,000
24	X	6,000
25	X	6,600

Lot Area Table		
Lot #	Block #	Square Feet
1	6	9,861
2	6	8,150
3	6	8,149
4	6	8,149
5	6	7,201
6	6	6,226
7	6	6,226
8	6	6,226
9	6	6,226
10	6	6,226
11	6	6,226
12	6	6,226
13	6	6,226
14	6	6,226
15	6	6,226
16	6	6,226
17	6	6,226
18	6	6,304

Lot Area Table		
Lot #	Block #	Square Feet
19	6	9,058
20	6	8,017
21	6	10,101
22	6	10,819
23	6	7,587
24	6	6,686
25	6	6,248
26	6	6,173
27	6	6,173
28	6	6,173
29	6	6,173
30	6	6,173
31	6	6,173
32	6	6,173
33	6	6,326
34	6	6,723
35	6	6,737
36	6	9,168

Lot Area Table		
Lot #	Block #	Square Feet
1	H	6,154
2	H	6,054
3	H	6,042
4	H	6,031
5	H	6,020
6	H	6,009
7	H	6,001
8	H	6,000
9	H	6,000
10	H	6,000
11	H	6,000
12	H	6,000
13	H	6,000
14	H	6,000
15	H	6,000
16	H	6,000
17	H	6,000

Lot Area Table		
Lot #	Block #	Square Feet
1	I	9,401
2	I	6,405
3	I	6,405
4	I	8,410
5	I	10,253
6	I	4,800
7	I	4,800
8	I	4,800
9	I	4,800
10	I	4,800
11	I	4,800
12	I	4,800
13	I	4,800
14	I	4,800
15	I	4,800
16	I	4,800
17	I	4,800
18	I	4,800
19	I	4,800
20	I	4,800

Lot Area Table		
Lot #	Block #	Square Feet
21	I	4,800
22	I	5,633
23	I	5,626
24	I	4,800
25	I	4,800
26	I	4,800
27	I	4,800
28	I	4,800
29	I	4,800
30	I	4,800
31	I	4,800
32	I	4,800
33	I	4,800
34	I	4,800
35	I	4,800
36	I	4,800
37	I	4,800
38	I	11,586

Lot Area Table		
Lot #	Block #	Square Feet
1	J	8,605
2	J	7,371
3	J	7,357
4	J	6,000
5	J	8,413
6	J	7,106
7	J	6,000
8	J	6,000
9	J	6,000
10	J	6,000
11	J	6,000
12	J	6,000
13	J	6,000
14	J	6,000
15	J	6,000
16	J	6,000
17	J	6,000
18	J	6,311
19	J	6,762
20	J	7,105
21	J	10,516

Lot Area Table		
Lot #	Block #	Square Feet
22	J	6,751
23	J	5,586
24	J	5,349
25	J	5,112
26	J	4,897
27	J	4,805
28	J	4,800
29	J	4,800
30	J	4,800
31	J	4,800
32	J	4,800
33	J	4,800
34	J	4,800
35	J	4,800
36	J	4,800
37	J	4,800
38	J	4,800
39	J	5,309
40	J	5,661
41	J	6,276
42	J	6,396

Lot Area Table		
Lot #	Block #	Square Feet
1	K	10,246
2	K	8,200
3	K	8,200
4	K	7,054
5	K	6,474
6	K	6,474
7	K	6,474
8	K	6,474
9	K	6,474
10	K	7,314
11	K	5,719
12	K	4,879
13	K	4,879
14	K	4,879
15	K	4,879
16	K	4,879
17	K	4,879
18	K	4,989
19	K	5,244
20	K	8,640

Lot Area Table		
Lot #	Block #	Square Feet
1	L	6,976
2	L	6,000
3	L	6,000
4	L	6,000
5	L	6,000
6	L	6,000
7	L	6,000
8	L	6,000
9	L	6,000
10	L	6,000
11	L	6,000
12	L	6,000
13	L	6,000
14	L	6,000
15	L	6,000
16	L	6,000
17	L	6,000
18	L	6,000
19	L	7,420
20	L	6,266

Lot Area Table		
Lot #	Block #	Square Feet
21	L	6,752
22	L	7,521
23	L	8,671
24	L	6,902
25	L	6,533
26	L	7,787
27	L	6,952
28	L	6,047
29	L	8,860
30	L	9,505
31	L	7,924
32	L	7,924
33	L	7,346
34	L	6,331
35	L	6,783
36	L	6,783
37	L	6,783
38	L	6,450

Lot Area Table		
Lot #	Block #	Square Feet
1	M	9,650
2	M	6,483
4	M	6,133
5	M	6,099
6	M	6,266
7	M	6,626
8	M	6,969
9	M	7,102
10	M	7,110
11	M	7,110
12	M	7,111
13	M	7,111
14	M	6,000
15	M	6,000
16	M	6,000
17	M	5,845

Lot Area Table		
Lot #	Block #	Square Feet
1	O	8,100
2	O	6,306
3	O	6,306
4	O	8,445
5	O	9,233
6	O	5,624
7	O	4,811
8	O	4,800
9	O	4,800
10	O	4,800
11	O	4,800
12	O	4,800
13	O	4,800
14	O	4,800
15	O	4,800

Lot Area Table		
Lot #	Block #	Square Feet
16	O	4,800
17	O	5,642
18	O	5,773
19	O	4,932
20	O	4,932
21	O	4,932
22	O	4,932
23	O	4,932
24	O	4,932
25	O	5,107
26	O	5,325
27	O	5,552
28	O	5,800
29	O	6,052

Lot Area Table		
Lot #	Block #	Square Feet
17	W	6,600
18	W	6,000
19	W	6,000
20	W	6,000
21	W	6,000
22	W	6,000
23	W	6,000
24	W	6,000
25	W	6,000
26	W	6,000
27	W	6,000
28	W	6,000
29	W	6,000
30	W	6,000

Lot Area Table		
Lot #	Block #	Square Feet
1	W	6,000
2	W	6,001
3	W	6,129
4	W	6,629
5	W	5,320
6	W	4,918
8	W	4,800
9	W	4,800
10	W	4,800
11	W	4,800
12	W	4,800
13	W	4,800
14	W	4,800
15	W	4,800
16	W	5,400

Lot Area Table		
Lot #	Block #	Square Feet
2	✓	5,089
3	✓	5,123
4	✓	4,800
5	✓	4,800
6	✓	4,800
7	✓	4,800
8	✓	4,800
9	✓	4,800
10	✓	5,400
11	✓	5,481
12	✓	4,881
13	✓	4,881
14	✓	4,881
15	✓	4,881
16	✓	4,881
17	✓	4,881
18	✓	4,881
19	✓	4,881

Lot Area Table		
Lot #	Block #	Square Feet
1	P	8,467
2	P	7,805
3	P	8,197
4	P	6,818
5	P	8,472
6	P	8,102
7	P	6,000
8	P	6,000
9	P	6,000
10	P	6,000
11	P	6,000
12	P	6,000
13	P	6,000
14	P	6,000
15	P	6,000
16	P	6,000
17	P	6,000

Lot Area Table		
Lot #	Block #	Square Feet
18	P	6,842
19	P	5,642
20	P	4,800
21	P	4,800
22	P	4,800
23	P	4,800
24	P	4,800
25	P	4,800
26	P	4,800
27	P	4,800
28	P	4,800
29	P	4,800
30	P	5,285
31	P	5,646
32	P	6,247
33	P	11,281

Lot Area Table		
Lot #	Block #	Square Feet
1	Q	6,778
2	Q	6,097
3	Q	6,153
4	Q	6,153
5	Q	6,153
6	Q	6,153
7	Q	6,153
8	Q	6,153
9	Q	6,153
10	Q	6,086
11	Q	6,000
12	Q	6,000
13	Q	6,000
14	Q	6,000
15	Q	6,000

Lot Area Table		
Lot #	Block #	Square Feet
1	R	6,516
2	R	6,437
3	R	6,128
4	R	6,172
5	R	6,172
6	R	6,172
7	R	6,172
8	R	6,172
9	R	6,172
10	R	6,097
11	R	6,000
12	R	6,000
13	R	6,000
14	R	8,400
15	R	6,000
16	R	6,000
17	R	8,400

Lot Area Table		
Lot #	Block #	Square Feet
18	R	4,800
19	R	4,800
20	R	4,800
21	R	4,800
22	R	4,906
23	R	4,951
24	R	4,951
25	R	4,951
26	R	4,951
27	R	4,951
28	R	4,951
29	R	4,951
30	R	4,897
31	R	5,077
32	R	5,128
33	R	5,128
34	R	5,128

Lot Area Table		
Lot #	Block #	Square Feet
1	S	6,000
2	S	6,000
3	S	6,000
4	S	6,000
5	S	6,000
6	S	6,000
7	S	6,000
8	S	6,000
9	S	6,000
10	S	6,000
11	S	6,000
12	S	6,000
13	S	6,000
14	S	6,000
15	S	6,000
16	S	6,000
17	S	6,000
18	S	6,000
19	S	6,000
20	S	6,000
21	S	6,600

Lot Area Table		
Lot #	Block #	Square Feet
1	T	5,054
2	T	5,054
3	T	5,054
4	T	5,043
5	T	4,892
6	T	4,974
7	T	4,974
8	T	4,974
9	T	4,974
10	T	4,974
11	T	4,974
12	T	4,922
13	T	4,800
14	T	4,800
15	T	4,800
16	T	4,800
17	T	8,400
18	T	6,000
19	T	6,000
20	T	8,400

Lot Area Table		
Lot #	Block #	Square Feet
21	T	4,800
22	T	4,800
23	T	4,800
24	T	4,800
25	T	4,937
26	T	4,995
27	T	4,995
28	T	4,995
29	T	4,995
30	T	4,995
31	T	4,945
32	T	4,963
33	T	5,019
34	T	5,019
35	T	5,019

Lot Area Table		
Lot #	Block #	Square Feet
1	U	4,984
2	U	4,984
3	U	4,984
4	U	4,980
5	U	4,919
6	U	5,036
7	U	5,036
8	U	5,036
9	U	5,036
10	U	4,995
11	U	4,800
12	U	4,800
13	U	4,800
14	U	4,800
15	U	4,800
16	U	4,800
17	U	5,400

Lot Area Table		
Lot #	Block #	Square Feet
18	U	5,400
19	U	4,800
20	U	4,800
21	U	4,800
22	U	4,800
23	U	4,800
24	U	4,800
25	U	5,047
26	U	5,098
27	U	5,098
28	U	5,098
29	U	4,917
30	U	4,800
31	U	4,800

5	✓	4,800
6	✓	4,800
7	✓	4,800
8	✓	4,800
9		4,800
10	✓	5,400
11	✓	5,481
12	✓	4,881
13	✓	4,881
14	✓	4,881
15	✓	4,881
16	✓	4,881
17	✓	4,881
18	✓	4,881
19	✓	4,881

PRELIMINARY PLAT

COYOTE MEADOWS

731 SINGLE-FAMILY LOTS AND
26 COMMON AREA LOTS
153.643 GROSS ACRES
OUT OF THE
GUINN MORRISON-ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER	DEVELOPER / APPLICANT	ENGINEER / SURVEYOR
TFCC Coyote, LLC 22 St. Clair Avenue East Suite 200 Toronto, ON, Canada M6B1R5 Telephone (416) 792-4708 Contact: Seth Greenspan, VP	Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (214) 616-6887 Contact: Daniel Satsky	Sparsi Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett

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STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

TRACT 1

Being a tract of land situated in the Gwynn Morrison Survey, Abstract No. 559 and the Henry Brantley Survey, Abstract No. 71, Collin County, Texas, being all of a tract conveyed to Isleworth Management, Inc., by deeds recorded in Document No.'s 20130903001244000 and 20170728000994210 of the Deed Records of Collin County, Texas, and being all of a tract conveyed to Gande-Suggala Family Trust,, by deed recorded in Document No. 20201120002078510 of the Deed Records of Collin County, Texas, and being all of a tract conveyed to Mark Frederick Miller, by deed recorded in Document No. 20160318000324100, Deed Records of Collin County, Texas, collectively being more particularly described as follows:

BEGINNING at the most southeastern corner of said Isleworth Management tract (20130903001244000) and the northeast corner of a tract of land conveyed to Ralph E. Graham, III and David J. Graham, by deed recorded in Document No. 20070413000503260, Deed Records of Collin County, Texas;

THENCE, N 88°05'51" W, 288.90 feet to the northwest corner of said Graham tract and lying in the east right-of-way line of T and O Railroad;

THENCE, N 00°46'23" E, 2167.43 feet along said T and O Railroad to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 07°55'44", a radius of 3044.23 feet, a chord of N 03°15'12" W - 420.94 feet, an arc length of 421.28 feet to the southwest corner of a tract of land conveyed to Wal-Mat, Inc., by deed recorded in Volume 5844, Page 1650, Deed Records of Collin County, Texas;

THENCE, S 89°20'00" E, 189.36 feet to the beginning of a tangent curve to the right;

THENCE around a tangent curve to the right having a central angle of 19°19'48", a radius of 930.00 feet, a chord of S 79°40'05" E - 312.27 feet, an arc length of 313.76 feet the southeast corner of said Wal-Mat tract;

THENCE, N 20°19'16" E, 130.00 feet to the south line of Block A of Sweetwater Crossing, an addition to the City of Anna, according to the plat recorded in Volume R, Page 197, Plat Records of Collin County, Texas;

THENCE, S 89°15'24" E, 558.34 feet to the northeast corner of said Isleworth Management tract (20130903001244000) and common northwest corner of said Isleworth Management tract (20170728000994210);

THENCE, S 89°20'00" E, 381.91 feet to the northeast corner of said Isleworth Management tract (20170728000994210) and the northwest corner of a tract of land conveyed to Gande-Suggala Family Trust, by deed recorded in Document No. 20201120002078510, Deed Records of Collin County, Texas;

THENCE, S 89°22'44" E, 478.62 feet to the northeast corner of said Gande-Suggala tract and common northwest corner of said Miller tract;

THENCE, S 89°18'38" E, 402.24 feet to 1/2 inch iron rod found at the northeast corner of said Miller tract and the common northwest corner of a tract of land conveyed to David and Nely Johnson Revocable Trust, by deed recorded in Document No. 20181126001443680, Deed Records of Collin County, Texas;

THENCE, S 02°12'50" W, 867.04 feet to the southwest corner of said Johnson tract and the northwest corner of a tract of land conveyed to Mahavir Semwal and Vandana Semwal, by deed recorded in Document No. 20150629000780840, Deed Records of Collin County, Texas;

THENCE, S 01°57'36" W, 723.11 feet to a point at the northeast corner of a tract of land conveyed to Rodney Wayne Kanady, by deed recorded in Document No. 20170804001039210, Deed Records of Collin County, Texas;

THENCE, N 87°57'19" W, 188.81 feet to a point at the northwest corner of said Kanady tract;

THENCE, S 02°02'42" W, 578.10 to the southwest corner of said Kanady tract and lying in said north right-of-way line of Houston Street;

THENCE, S 89°10'11" W, 212.50 feet to the southeast corner of a tract of land conveyed to Richard Beazley, by deed recorded in Document No. 20170818001110510, Deed Records of Collin County, Texas;

THENCE, N 02°03'20" E, a distance of 465.60 feet to a 5/8 inch iron rod found at the northeast corner of said Beazley tract and the most eastern southeast corner of said Gande-Suggala Family Trust;

THENCE, S 89°09'51" W, 249.10 feet to a 5/8 inch iron rod found at the northwest corner of said Beazley tract;

THENCE, S 02°03'20" W, 467.15 feet to a 5/8 inch iron rod found at the southwest corner of said Beazley tract and lying in said north right-of-way line of Houston Street;

THENCE, S 89°10'05" W, 60.08 feet to a 5/8 inch iron rod found;

THENCE, N 02°03'20" E, 667.79 feet to a 5/8 inch iron rod found;

THENCE, S 89°09'51" W, 169.90 feet to the east line of said Isleworth Management tract;

THENCE, S 02°03'20" W, 667.71 feet to the north right-of-way line of Houston Street (variable width right-of-way);

THENCE, S 89°06'33" W, along said north right-of-way line of Houston Street, passing at a distance of 390.45 feet the southwest corner of said Isleworth Management tract (20170728000994210) and common southeast corner of said Isleworth Management tract (20130903001244000) and continuing a total distance of 759.84 feet to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 87°11'14", a radius of 362.75 feet, a chord of S 45°30'53" W - 500.26 feet, an arc length of 552.00 feet;

THENCE, S 01°55'50" W, 105.17 feet to the POINT OF BEGINNING with the subject tract containing 4,831,475 square feet or 110.915 acres of land.

TRACT 2

BEING a tract of land situated in the Guinn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of a tract (Tract Two) conveyed to The Jerry L. and Wanda L. Wynn Revocable Living Trust, by deed recorded in Volume 5014, Page 796 of the Collin, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the northwest corner of Villarreal Addition, an addition to the City of Anna, Collin County, Texas, according to the map or plat thereof recorded in Instrument No. 20080919010003360, Official Public Records of Collin County, Texas and lying in the south right-of-way line of Houston Street (variable width right-of-way) and being the northeast corner of the herein described tract of land;

THENCE, S 02°04'33" W, 1876.77 feet along the west line of said Villarreal Addition to a 3/8 inch iron rod found lying in the north line of a tract of land conveyed to MJLA Adams, Ltd., by deed recorded in Instrument No. 20110505000462590, Official Public Records of Collin County, Texas;

THENCE, N 88°29'18" W, passing at a distance of 772.76 feet the northeast corner of a tract of land conveyed to Ann J. Ashmore, by deed recorded in Volume 2398, Page 900, Deed Records of Collin County, Texas and continuing along said Ashmore tract a total distance of 1012.76 feet to the northwest corner of said Ashmore tract and lying in the east right-of-way line of E. Hackberry Lane (variable width right-of-way);

THENCE along said east right-of-way line of E. Hackberry Lane, the following courses and distances:

N 02°08'33" E, 1581.50 feet;

N 19°06'33" E, 149.30 feet;

N 48°40'33" E, 130.50 feet;

THENCE, N 76°51'33" E, 135.10 feet along said south right-of-way line of Houston Street;

THENCE, N 89°11'33" E, 742.90 feet along said south right-of-way line of Houston Street to the POINT OF BEGINNING with the subject tract containing 1,861,237 square feet or 42.728 acres of land.

THE total subject tracts 1 and 2 containing 6,692,712 square feet or 153.643 acres of land.

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	339.97'	942.30'	171.85'	338.13'	S79°39'59"E	20°40'17"
C2	662.02'	830.00'	349.75'	644.61'	S67°09'08"E	45°41'59"
C3	147.65'	830.00'	74.02'	147.45'	S49°23'54"E	10°11'32"
C4	190.87'	300.00'	98.79'	187.67'	N20°11'13"E	36°27'14"
C5	169.38'	600.00'	85.26'	168.82'	N06°07'39"W	16°10'30"
C6	167.98'	300.00'	86.26'	165.80'	N01°49'35"E	32°04'57"
C7	335.23'	760.00'	170.39'	332.52'	S81°05'43"E	25°16'21"
C8	463.03'	1200.00'	234.43'	460.16'	S79°45'12"E	22°06'29"
C9	404.77'	250.00'	262.38'	361.99'	S44°25'25"E	92°46'03"
C10	233.71'	3019.93'	116.91'	233.65'	N01°30'54"W	4°26'03"
C11	202.27'	470.00'	102.73'	200.71'	S78°58'09"E	24°39'28"
C12	48.32'	200.00'	24.28'	48.20'	N18°26'18"E	13°50'35"
C13	217.96'	300.00'	114.04'	213.20'	N12°54'12"E	41°37'37"
C14	180.77'	300.00'	93.22'	178.05'	N16°27'17"E	34°31'27"
C15	86.91'	300.00'	43.76'	86.60'	S07°35'49"E	16°35'52"
C16	86.91'	300.00'	43.76'	86.60'	S07°35'49"E	16°35'52"
C17	86.91'	300.00'	43.76'	86.60'	S09°00'03"W	16°35'52"
C18	86.91'	300.00'	43.76'	86.60'	S09°00'03"W	16°35'52"
C19	55.73'	75.00'	29.22'	54.46'	S21°59'20"W	42°34'25"
C20	37.15'	50.00'	19.48'	36.30'	S21°59'20"W	42°34'25"
C21	78.54'	25.00'	INFINITY	50.00'	S89°17'53"E	180°00'00"
C22	129.11'	300.00'	65.57'	128.11'	N13°01'51"E	24°39'28"
C23	165.03'	300.00'	84.66'	162.96'	S75°02'52"E	31°31'09"
C24	180.77'	300.00'	93.22'	178.05'	S73°32'43"E	34°31'27"

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C49	398.86'	905.00'	395.64'	N 81°06'20" W	25°15'07"
C50	407.08'	1055.00'	404.56'	S 79°45'12" E	22°06'29"
C51	79.33'	50.00'	71.27'	S 42°11'39" W	90°54'14"
C52	11.00'	55.00'	10.98'	N 19°37'21" E	11°27'32"
C53	2.28'	55.00'	2.28'	N 12°42'18" E	2°22'34"
C54	361.78'	1002.30'	359.82'	S 79°39'42" E	20°40'51"
C55	185.15'	770.00'	184.70'	N 83°06'49" W	13°46'36"
C56	303.67'	615.46'	300.60'	N 78°15'26" W	28°16'13"
C57	78.54'	50.00'	70.71'	N 70°21'35" E	90°00'00"
C58	190.83'	445.00'	189.37'	N 11°28'40" E	24°34'13"
C59	105.30'	155.00'	103.28'	S 11°33'06" W	38°55'24"
C60	78.54'	50.00'	70.71'	S 44°17'53" E	90°00'00"
C61	36.13'	11.50'	23.00'	S 89°17'53" E	180°00'00"
C62	27.12'	36.50'	26.50'	S 21°59'20" W	42°34'25"
C63	11.99'	5.00'	9.32'	N 68°00'40" W	137°25'35"
C64	157.08'	50.00'	100.00'	S 89°17'53" E	180°00'00"
C68	63.51'	200.00'	63.25'	N 81°42'36" W	18°11'41"

Centerline Line Table			
Line #	Length	Direction	
L1	7.23	N86° 16' 04.19"E	
L2	25.20	S43° 16' 32.02"W	
L3	19.14	S59° 17' 18.07"E	
L4	71.43	S87° 51' 26.81"E	
L5	20.63	N77° 04' 33.19"E	
L6	71.43	S87° 51' 26.81"E	
L7	20.63	N77° 04' 33.19"E	
L8	71.43	S87° 51' 26.81"E	
L9	20.63	N77° 04' 33.19"E	
L23	16.68	N38° 24' 49.97"E	

Lot Line Table		
Line #	Length	Direction
L10	10.00'	S 59°59'42" E
L11	39.57'	N 17°52'04" E
L12	39.57'	N 17°52'04" E
L13	5.73'	S 64°38'25" E
L14	10.40'	N 61°44'49" E
L15	10.00'	N 61°44'49" E
L16	6.94'	S 43°16'32" W
L17	8.58'	N 77°04'33" E
L18	12.92'	N 77°04'33" E
L19	18.42'	N 77°04'33" E
L20	5.00'	N 03°09'51" W
L21	5.18'	N 89°09'51" E

Boundary Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	3044.23'	7°55'44"	210.98'	421.28'	N03°15'12"W	420.94'
BC2	930.00'	19°19'48"	158.38'	313.76'	S79°40'05"E	312.27'
BC3	362.75'	87°11'14"	345.36'	552.00'	S45°30'53"W	500.26'

Boundary Line Table		
Line #	Length	Direction
BL1	149.30'	N 19°06'33" E
BL2	130.50'	N 48°40'33" E

VAM EASEMENT

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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TFCC COYOTE, LLC, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as COYOTE MEADOWS, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

TFCC COYOTE, LLC
A Texas Limited Liability Company

By: Starlight Homes Texas, LLC,
its Attorney-in-Fact

By: _____

Name: _____

Title: _____

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

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

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS

COUNTY OF COLLIN CITY OF ANNA

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

PRELIMINARY PLAT

COYOTE MEADOWS

731 SINGLE-FAMILY LOTS AND
26 COMMON AREA LOTS
153.643 GROSS ACRES

OUT OF THE
GUINN MORRISON-ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER
TFCC Coyote, LLC
22 St. Clair Avenue East
Suite 200
Toronto, ON, Canada M6B1R5
Telephone (416) 792-4708
Contact: Seth Greenspan, VP

DEVELOPER / APPLICANT
Starlight Homes Texas, LLC
1800 Valley View Lane, Suite 100
Farmers Branch, TX 75234
Telephone (214) 616-6887
Contact: Daniel Satsky

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett
SHEET 5 OF 5



765 Custer Road, Suite 100 | Plano, Texas 75075

Main 972.422.0077 | www.spiarseng.com

TBPE No. F-21211 TBPLS No. F-10043100

December 23, 2021

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

Re: **Waiver Request – Coyote Meadows Preliminary Plat**
SEI Project No.: 21-123

Council Members:

On behalf of the developer, TFCC Coyote LLC, Spiars Engineering has submitted a preliminary plat for Coyote Meadows. The plat is expected to be considered by the Planning and Zoning Commission at their meeting on January 3, 2022.

We respectfully request that this preliminary plat be approved with a waiver to the following requirement:

Section 9.02.081(c)(4)(C) Street openings to adjoining properties. Subdivision design shall provide for a reasonable number and reasonable locations of street openings to adjoining properties. Such an opening shall occur at least every 1,000 feet or in alignment with abutting subdivision streets along each boundary of the subdivision.

The condition under consideration occurs on Street Q, south of existing Houston Street. Street Q requires one street opening to the east based on its length; however, the proposed opening is located ~1,100 feet south of Houston Street, which violates the 1,000 foot spacing requirement. This street opening could be shifted north slightly to meet the requirement, but we feel that lining this up with Street U is the best configuration.

We appreciate your consideration of this waiver request and approval of the preliminary plat.

Sincerely,

Spiars Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Matt Dorsett', with a stylized flourish at the end.

Matt Dorsett, P.E.