

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, February 7, 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 February 7, 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 and the January 3, 2022 Planning & Zoning Commission Meetings.
6. Consider/Discuss/Action on a recommendation regarding the Hynes Addition, Block A, Lot 1, Development Plat. Applicant: James & Janet Hynes.
7. Consider/Discuss/Action on a recommendation regarding the Lands of Lauria, Block A, Lot 1, Development Plat. Applicant: Mansi & Saurabh Lauria.
8. Consider/Discuss/Action on a recommendation regarding the Nelson Ranch, Block A, Lots 1-6, Final Plat. Applicant: Steven Nelson.
9. Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lots 10R & 11R, Replat. Applicant: Seminole Anna Town Center LP.
10. Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lot 11R, Site Plan. Applicant: Seminole Anna Town Center LP.
11. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phases 2 & 3, Preliminary Plat. Applicant: Harlan Properties, Inc.
12. 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.

Items for Individual Consideration

13. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 5, Block 5, Lot 10R, Replat. Applicant: Anna Town Square Homeowners Association, Inc. & Michael Comeaux.
14. 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 Restricted Commercial District (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH). Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.

B) Consider/Discuss/Action on a recommendation regarding the Bridge Tower GP Residential & Commercial, Concept Plan.
15. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to zone 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287. Currently zoned: Extraterritorial Jurisdiction (ETJ). Applicant: YN, LLC.

B) Consider/Discuss/Action on a recommendation regarding the Anna West, Block A, Lot 1, Concept Plan.
16. Conduct a Public Hearing/Consider/Discuss/Action on recommended amendments to Appendix 2. Schedule of Uses within Article 9.04 Zoning Ordinance of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances.
17. Discuss potential public hearing and meeting procedures associated with a future zoning case being considered.

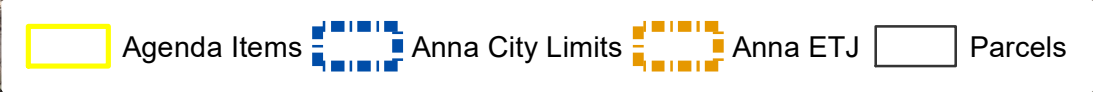
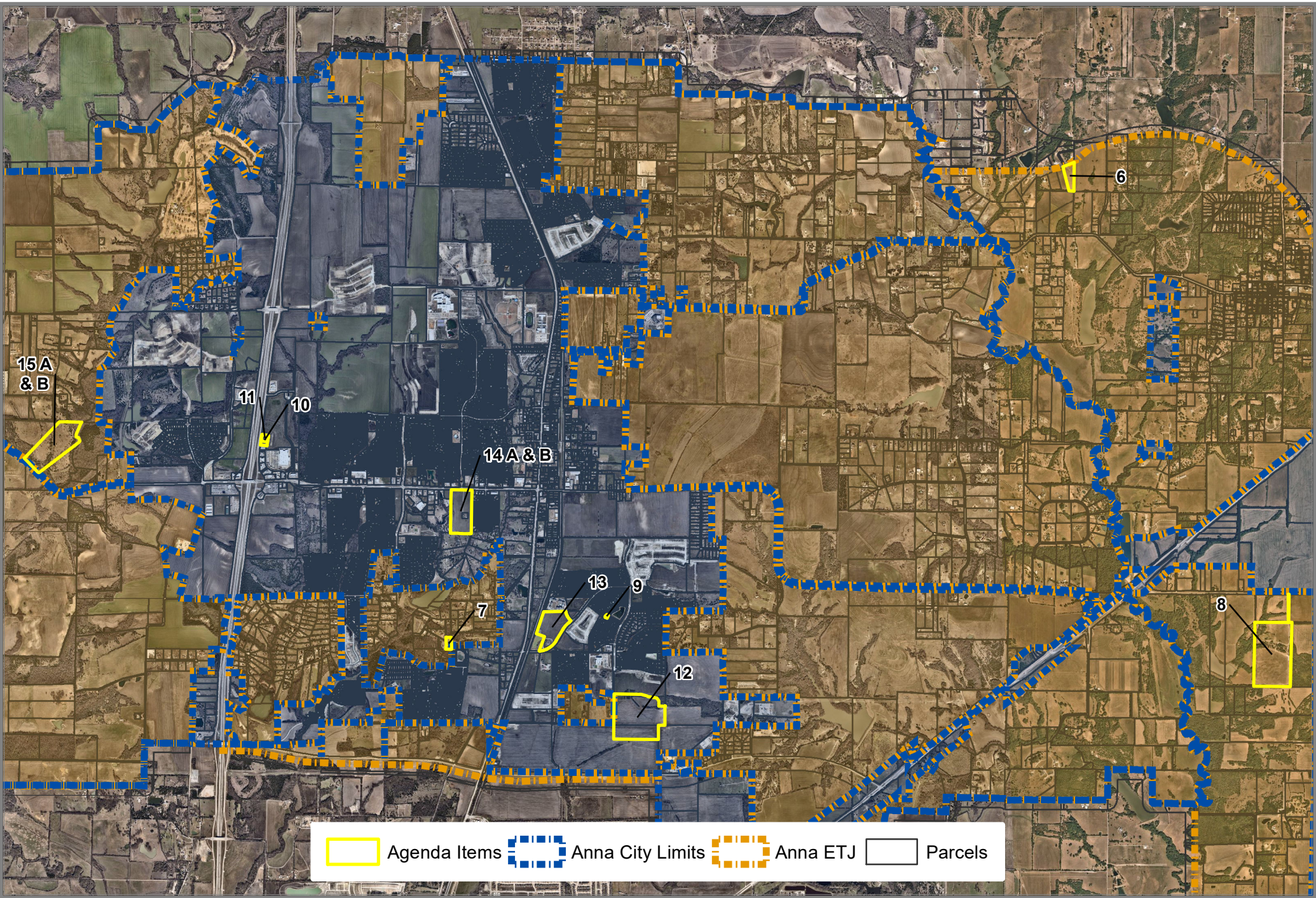
Adjourn

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. February 4, 2022.



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.



City of Anna, February 7th, 2022
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 1/31/2022

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Anna. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Anna, its officials or employees for any discrepancies, errors, or variances which may exist.



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.

Mr. 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 the sales-tax revenue with this type of use versus retail and restaurant use types.

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.

Donald Henke
Planning and Zoning Commission Chairman

ATTEST:

**MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2022**

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

The meeting was called to order at 7:01 pm.

Commissioners present were Brent Thomas, Latoya Grady, Nick Rubits, Dennis Ogan, Kelly Patterson-Herndon, and Paul Wenzel. Chairman Donald Henke was 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

Commissioner Patterson-Herndon made a motion to remove Consent Agenda Item No. 5 and Consent Agenda Item No. 12. The motion was seconded by Commissioner Ogan. The vote was unanimous.

A motion was then made by Commissioner Patterson-Herndon, seconded by Commissioner Grady to approve Consent Agenda Items 6-11 and 13-16. The vote was unanimous.

Commissioner Patterson-Herndon advised the Commission that her reasons for removing Consent Agenda Item No. 5 were for the following reasons:

Consent Agenda Item No. 5 – Discrepancy in Public Hearing Item No. 24 referencing “Ms. Altobelli” instead of “Mr. Altobelli”. Also, a correction to Commissioner Patterson-Herndon’s question regarding Public Hearing Item No. 24 in reference to Sales Tax Comparison.

A motion was made by Commissioner Grady, seconded by Commissioner Rubits to approve Consent Agenda Item No. 5 with the above referenced modifications. The vote was unanimous.

Commissioner Patterson-Herndon advised the Commission that her reason for removing Consent Agenda Item No. 12 was for the following reason:

Consent Agenda Item No. 12 – Discrepancy in Staff Report that referenced the proposed use in that it would be “Retail/Restaurant” when the correct use would be Pharmacy.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to approve Consent Agenda Item No. 12 with the above referenced modifications. The vote was unanimous.

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.

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

Ms. Mecke gave a brief presentation.

Applicant, Grey Reid with the Davis Group, gave a brief presentation.

Commissioner Grady asked the applicant if the facility will be fully staffed until 10:00 p.m. when the facility closes.

Mr. Reid advised the facility will be fully staffed until 8:00 p.m. but that the gates will lock at 10 p.m.

Commissioner Grady asked if the facility will be providing extra security.

Mr. Reid advised there will not be any extra security.

Vice-Chairman Thomas asked the applicant, when staff leaves at 8:00 p.m., will they return at 10:00 p.m. when the facility closes for the evening.

Mr. Reid advised that he would have to get back with staff on that particular question. Mr. Reid advised he would need to check with the operator to determine whether or not staff would, for sure, leave at 8:00 p.m. or if they will, in fact, be onsite until closing at 10:00 p.m.

Commissioner Grady advised the applicant of her concerns and advised that she would like to know if someone will, in fact, be coming back onsite to check on things.

Commissioner Patterson-Herndon asked if the \$160,000 in taxes, listed in applicant's presentation, would be just to the City of Anna or to County.

Mr. Reid advised that the amount is what would be paid to the City of Anna and Anna ISD.

Commissioner Patterson-Herndon asked the applicant what someone would do if they had an entire room or house in one of the storage units but only had one rollaway trash bin.

Mr. Reid advised that furniture was something someone would come pick up versus trash.

Commissioner Patterson-Herndon advised that someone passing by who sees the pile up of furniture would view that as trash.

Mr. Reid advised that furniture would be left in the unit if someone didn't want it. If there was an over flow of trash or anything outside of the unit, it would be the responsibility of staff to ensure it is cleaned up.

Commissioner Patterson-Herndon asked the applicant what else they would possibly propose at that location if the storage facility was not approved.

Mr. Reid advised that if their use was not approved, it would go back to the owner who would then need to find another potential buyer with some other use.

Commissioner Ogan asked staff and the applicant if there was any data that would show that a building like this, or facility like this, would impact the property values of the adjacent homeowners.

Mr. Reid advised that they did not have any data that would show that property values for the neighboring residents, would decrease.

Mr. Altobelli advised that staff did not have any information that would indicate property values decreasing because of a facility like this one but studies could always support the fact that it decreases property value and some studies indicate that it does not impact property values.

Commissioner Ogan asked staff if they had any input from the police department as it pertains to security concerns regarding this type of facility.

Mr. Altobelli advised that staff did not have any input from the police department however, the facility is proposed to be a secured site.

Commissioner Patterson-Herndon asked staff how tall this particular building is going to be compared to the other buildings in the area along White Street.

Mr. Altobelli advised that the zoning allows for a 2-story building but that the applicant would need to answer exactly how tall the facility is going to be. Mr. Altobelli also advised the Commission that the applicant was proposing to limit the back half of the lot to a single story.

Mr. Reid advised that the current concept proposes the 2-story building to be 35-feet.

Commissioner Rubits asked the applicant if the Southeast, East, and West sides were proposed to have a wall.

Mr. Reid advised that the north and east sides currently have a wall already but they are proposing to mimic the same wall for the remainder.

Commissioner Rubits asked the applicant if they would allow people to live in their storage units.

Mr. Reid advised the Commission that they do not allow people to live in their storage unit.

Commissioner Wenzel asked staff how they should vote with three separate requests listed in the Planned Development.

Mr. Altobelli advised the Commission that there are three separate requests and proceeded to list each request. Mr. Altobelli advised the Commission that they can vote on them separately if they choose.

Ms. Mecke advised the Commission that staff received 25 responses to the legal notification that were mailed out. Of those 25 responses, 23 were in opposition and 2 were in favor.

Mr. John Oglesby, residing at 1333 Crescent View Drive, spoke in opposition and advised his reasons were due to possible property values declining and increased traffic concerns with all of the new residential development. Mr. Oglesby also expressed that this facility would be best suited elsewhere and if the facility staff leaves at 7:00 p.m., there is nothing stopping someone from moving into one of the units.

Mr. William Brush, residing at 1330 Crossvine Drive, spoke in opposition and advised his reasons were due to concerns of the height of the building causing less privacy for his home, light pollution, potential criminal activity after 7:00 p.m. when staff has left for the evening, and a decrease in property values. Mr. Brush also stated that garbage rollouts were for the birds.

Ms. Jessica Hurley, residing at 1701 Avery Pointe Drive, spoke in opposition and advised her reasons were due to the fact that it does not meet the Comprehensive Plan. Ms. Hurley proceeded to read the Community Commercial Zoning description from the city's Comprehensive Plan. Mr. Hurley also listed the guidelines from the Comprehensive Plan and listed examples of businesses that are desired for the Community Commercial.

Mr. Abraham DiPaolo, residing at 304 Waterton Drive, filled out a speaker card in order to speak in opposition. However, when his name was called, Mr. DiPaolo advised the Commission that his concerns were addressed and he no longer wished to speak.

Mr. Lee Norment, residing at 1341 Timberfalls Drive, spoke in opposition and advised his concerns were due to possible decreased property values and possible security issues.

Mr. Zeshan Atiq, residing at 1301 Crescent View Drive, spoke in opposition and advised his concerns were due to possible increased crime and traffic violators and accidents. Mr. Atiq also advised that he called existing storage facilities in the area and found that they are not full and are only at a 50% occupancy rate.

Mr. Matt Burns, residing at 1301 Chapel Hill Drive, spoke in opposition and advised his concerns were due to possible decreased property values and individuals possibly living in the units, Mr. Burns also advised that he was opposed to the 35-foot height allowance and that he feels the facility is out of place at that particular location.

Ms. Julia Norvel, residing at 1524 Westfall Drive, filled out a speaker card in opposition but chose not to speak. Ms. Tittle, Planner II for the city, read Ms. Norvel's opposition card to advise the Commission of her concerns. Ms. Norvell is in opposition due to concerns of possible decrease in property values, increase in traffic, possible illegal activity onsite such as, drugs, drug labs, firearms concealed within the unit(s). Ms. Norvell also advised that the P&Z guidelines state: "to protect properties from incompatible adjacent land uses and to preserve the character of the community." Ms. Norvell advised that City Council is supposed to represent the citizens of Anna and wants to know how a 700 storage unit facility would make Anna a better place to live.

Mr. Clint Richardson, residing at 10950 Research Road in Frisco, on behalf of the property owner, spoke in favor of the request and advised the Commission and the audience that the home builder of the existing homes was not interested in this particular piece of land so no matter what, this piece will be commercial and the residents knew

that when they bought their homes. Mr. Richardson also advised that this use is the lowest impact as it pertains to traffic compared to other uses that could potentially come in and would be allowed by right.

Mr. Nathan Nicholson, residing at 1609 Fields View Drive, spoke in opposition and advised that he would just like the Commission and the applicant to listen to the residents and their concerns and know that most of the residents are opposed to this facility.

Mr. James Chumley, residing at 612 Stars Drive, spoke in favor and advised that he is pro development. Mr. Chumley asked that the applicant ensure the facility is meeting security.

The Public Hearing was closed at 8:14 p.m.

Commissioner Rubits reminded the Commission that there is a lot of opposition but to also keep in mind the other uses that could potentially go onto this site and would not need approval. Commissioner Rubits also advised the Commission that he agrees with the applicant and staff that this is the best use for the property.

Commissioner Wenzel reminded the audience that this vote was just a recommendation and that Council would have the final say.

Commissioner Grady reminded the Commission that they should be listening to the residents and that they are clearly opposed to this use.

Commissioner Rubits made a motion to approve all three items but to add a stipulation that the facility be staffed at all times that the gate can be accessed. The motion failed to have a second.

Commissioner Grady made a motion to approve item 1 (to reduce the landscape buffer along Lot 2R) but to deny items 2 & 3 (request for the Specific Use Permit to allow for the use of a storage facility and modify development standards associated with the facility). The motion was seconded by Commissioner Ogan. The vote was 4-2 with Commissioner Rubits and Commissioner Patterson-Herndon voting against the motion.

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

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Wenzel to recommend denial of the Concept Plan. The vote was 4-2 with Commissioner Rubits and Commissioner Patterson-Herndon voting against the motion.

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

Mr. Altobelli gave a brief presentation.

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

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.

The Public Hearing was opened at 8:37 p.m.

Ms. Mecke gave a brief presentation. Ms. Mecke advised that the applicant was continuing to work through staff's comments and because of this, has requested to table and hold the Public Hearing open the item to the February 7, 2022 Planning & Zoning Commission Meeting.

Vice-Chairman Thomas noted that the item will be tabled and held open to the February 7, 2022 Planning & Zoning Commission Meeting.

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.

The Public Hearing was opened at 8:46 p.m.

Ms. Mecke and Mr. Altobelli gave a brief presentation.

Applicant provided the Commission with a brief presentation.

Mr. John Beazley, address P.O. Box 673, spoke in opposition and advised his concerns were due to traffic and possible flooding around the adjacent properties.

The applicant advised that they will be providing some infrastructure in order to assist with drainage.

Mr. Altobelli was able to show the area on a map, of where staff is working with the applicant and TXDOT on possible roadway improvements.

Mr. James Chumley, residing at 612 Stars Drive, asked that a light and sidewalks be added along the right-of-way for the safety of the residents.

The Public Hearing was closed at 8:58 p.m.

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

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

Ms. Mecke gave a brief presentation and advised that staff is recommending approval with a waiver to the 1,000-foot connection requirement per the subdivision regulations.

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

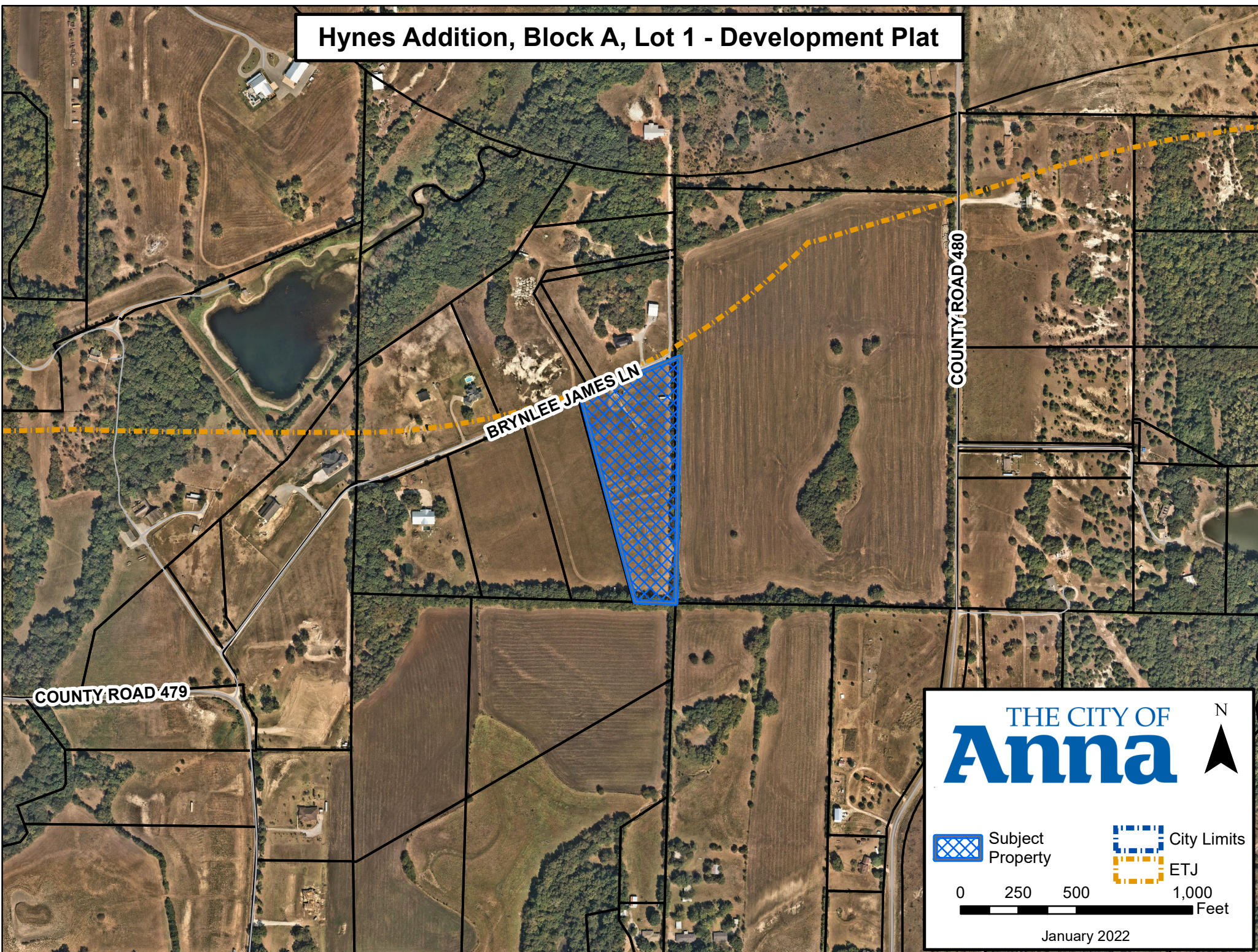
Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:02 p.m.

Donald Henke
Planning and Zoning Commission Chairman

ATTEST:

Hynes Addition, Block A, Lot 1 - Development Plat



COUNTY ROAD 479

BRYNLEE JAMES LN

COUNTY ROAD 480

THE CITY OF
Anna

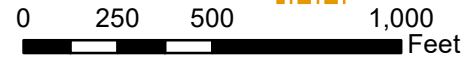


Subject
Property



City Limits

ETJ



January 2022

CITY OF ANNA

Planning & Zoning Commission

February 7, 2022

Development Plat: Hynes Addition, Block A, Lot 1

Applicant: James & Janet Hynes

AGENDA ITEM:

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

SUMMARY:

Single-family residence and five accessory buildings on one lot on 6.9± acres located on the south side of Brynlee James Lane, 2,100± feet east of County Road 479. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

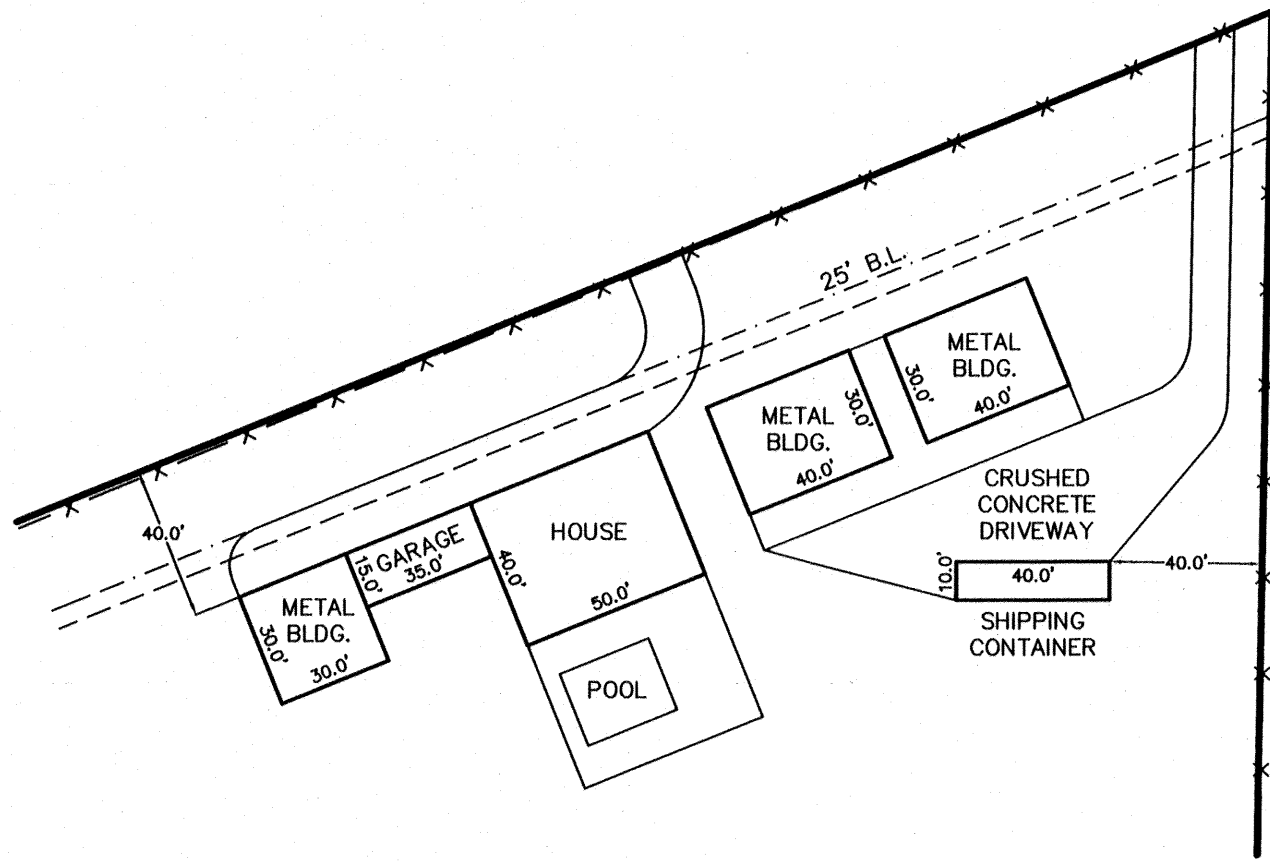
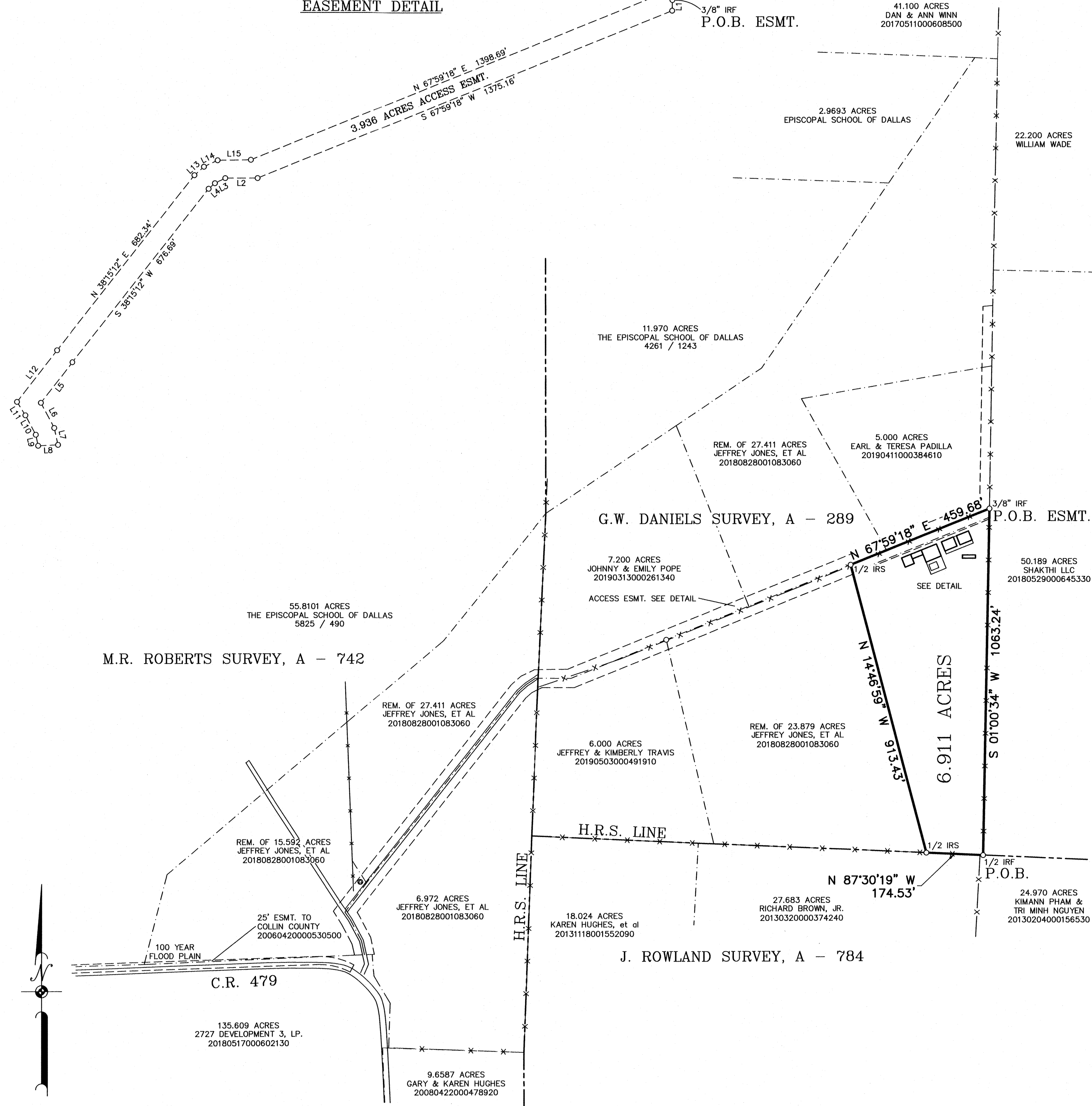
ATTACHMENTS:

Locator
Exhibit

ALL IRON RODS SET UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	S 01°00'34" W	32.60'
L2	S 89°55'10" W	99.16'
L3	S 64°23'40" W	35.70'
L4	S 48°38'15" W	25.64'
L5	S 37°52'23" W	158.14'
L6	S 28°01'55" E	87.40'
L7	S 12°25'54" E	53.44'
L8	S 87°34'10" W	60.93'
L9	N 12°25'54" W	34.64'
L10	N 28°01'55" W	67.71'
L11	N 32°14'29" W	48.89'
L12	N 37°52'23" E	201.17'
L13	N 48°38'15" E	39.39'
L14	N 64°23'40" E	46.23'
L15	N 89°12'43" E	102.36'
L16	N 85°19'47" E	30.14'

EASEMENT DETAIL



PROPOSED IMPROVEMENTS

LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the G.W. Daniels Survey, Abstract No. 289, being all of a 6.911 acre tract of land as described in a Warranty Deed from Jeffery L. Jones and Lillian Maley to James Brendon Hynes and wife, Janet Lim Hynes as recorded in/under Clerk's File No. 20210401000653290 of the Official Records of Collin County, Texas and being further described as follows:

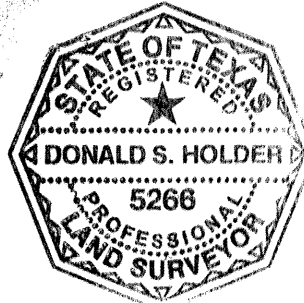
BEGINNING at a 1/2 inch iron rod found for a corner at the southeast corner of said 6.911 acre tract;
THENCE N 87°30'19" W along a fence and the south line of said 6.911 acre tract, a distance of 174.53 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 6.911 acre tract;
THENCE N 14°46'59" W along the west line of said 6.911 acre tract, a distance of 913.43 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 6.911 acre tract;
THENCE N 67°59'18" E along a fence and the north line of said 6.911 acre tract, a distance of 459.68 feet to a 3/8 inch iron rod found for a corner at the northeast corner of said 6.911 acre tract;
THENCE S 01°00'34" W along a fence and the east line of said 6.911 acre tract, a distance of 1063.24 feet returning to the Point of Beginning and containing 6.911 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: January 4, 2022
Scale: 1" = 200'



NOTES:

- Bearings are based on WGS84.
- According to the Flood Insurance Rate Map No. 48085C0090J 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.
- 60' access easement as recorded in/under Clerk's File Nos. 201905030000491910, 20190313000261340 and 20190411000384610 of the Official Public Records of Collin County, Texas *does affect* the above described tract of land.

CERTIFICATE OF APPROVAL

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

Mayor _____

City Secretary _____

EXHIBIT A

DEVELOPMENT PLAT
HYNES ADDITION
BLOCK A, LOT 1
G.W. DANIELS SURVEY, A-289
(6.911 ACRES)
CITY OF ANNA,
COLLIN COUNTY, TEXAS
JANUARY, 2022

Owner:
James & Janet Hynes
19542 Castillo Lane
Santa Clarita, CA 91350

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

SCALE: 1" = 200'

LEGEND

- POWER POLE
- WATER VALVE
- WATER METER
- GAS METER
- MAILBOX
- CLEAN OUT
- ELECTRIC METER
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE MARKER

- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE



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

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



DATE: JAN. 12, 2022	SCALE: 1" = 200'
DRAWN BY: B. EBERT	JOB NO.: 2021-807

Lands of Lauria - Development Plat



THE CITY OF
Anna

N



Subject
Property



City Limits

ETJ

0 100 200 400
Feet

January 2022

CITY OF ANNA

Planning & Zoning Commission

February 7, 2022

Development Plat: Lands of Lauria, Block A, Lot 1

Applicant: Mansi & Saurabh Lauria

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Lands of Lauria, Block A, Lot 1, Development Plat.

SUMMARY:

Single-family residence and 10 accessory buildings on one lot on 2.0± acres located on the east side of Red Fox Road, at the intersection of Rabbit Run Road and Red Fox Road. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

COUNTY ROAD 507

Nelson Ranch, Lots 1-6, Block A - Final Plat

EFM 455

COUNTY ROAD 506

THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 345 690 1,380
Feet

January 2022

CITY OF ANNA

Planning & Zoning Commission

February 7, 2022

Final Plat: Nelson Ranch, Block A, Lots 1-6

Applicant: Steven Nelson

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Nelson Ranch, Block A, Lots 1-6, Final Plat.

SUMMARY:

Six residential lots on 74.1± acres located on the south side of East Farm-to-Market Road 455, 1,951± feet west of Houston Street. Located within the Extraterritorial Jurisdiction (ETJ).

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

The applicant has requested to withdraw the item from consideration.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the applicants request to withdraw the Final Plat from consideration.

ATTACHMENTS:

Locator
Letter to Withdraw

From: Steven Nelson [REDACTED]
Sent: Monday, January 24, 2022 9:37 AM
To: Salena Tittle
Subject: Final Plat

Hello Salena,

After our emails and calls last week, I would like to withdraw my final plat submission from consideration as we review some additional items.

Thanks for your help thus far and I will be in touch.

Steve Nelson
[REDACTED]

Anna Town Center, Block A, Lots 10R & 11R - Replat

SUZIE LN

SPRING VALLEY WAY

S STANDRIDGE BLVD

S CENTRAL EXPY

US HIGHWAY 75

S CENTRAL EXPY

MORTON BLVD

THE CITY OF
Anna

N



Subject
Property



City Limits

ETJ

0 150 300 600
Feet

January 2022

CITY OF ANNA
Planning & Zoning Commission

February 7, 2022

Replat: Anna Town Center Addition, Block A, Lots 10R & 11R

Applicant: Seminole Anna Town Center LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lots 10R & 11R, Replat.

SUMMARY:

Restaurant on lot 11R and vacant lot on 2.2± acres located on the east side of U.S. Highway 75, 1,300± north of W. White Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 648-2014).

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

The applicant for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittals. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the March 7, 2022, Planning & Zoning Commission meeting. Staff recommends the Commission grant the applicant's request for a 30-day extension.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Extension Request



February 1, 2022

City of Anna
Planning Department- Attention: Salena Tittle
3223 North Powell Parkway
Anna, Texas 75409

Subject: 30-Day extension for Plat
Anna Town Center Addition, Block A, Lots 10R and 11R

Planning Department:

As the property owner's representative, we hereby request extension of the above-referenced plat from the February 7, 2022 Planning & Zoning Commission agenda, and rescheduling this plat for March 7, 2022 Planning & Zoning Commission meeting date.

When we are ready for this plat to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the plat, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Baran". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeff Baran, P.E.

PRINCIPAL

KFM Engineering & Design

TBPE #: F-20821

Chili's - Site Plan

SUZIE LN

SPRING VALLEY WAY

S STANDRIDGE BLVD

S CENTRAL EXPY
US HIGHWAY 75

S CENTRAL EXPY

S THROCKMORTON BLVD

THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 150 300 600 Feet

January 2022

CITY OF ANNA
Planning & Zoning Commission
February 7, 2022

Site Plan: Anna Town Center Addition, Block A, Lot 11R

Applicant: Seminole Anna Town Center LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lot 11R, Site Plan.

SUMMARY:

Restaurant on one lot on 1.4± acres located on the east side of U.S. Highway 75, 1,487± feet north of W. White Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 648-2014).

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

The applicant for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittals. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the March 7, 2022, Planning & Zoning Commission meeting. Staff recommends the Commission grant the applicant's request for a 30-day extension.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Extension Request



February 1, 2022

City of Anna
Planning Department- Attention: Salena Tittle
3223 North Powell Parkway
Anna, Texas 75409

Subject: 30-Day extension for Site Plan
Anna Town Center Addition, Block A, Lot 11R

Planning Department:

As the property owner's representative, we hereby request extension of the above-referenced site plan from the February 7, 2022 Planning & Zoning Commission agenda, and rescheduling this site plan for March 7, 2022 Planning & Zoning Commission meeting date.

When we are ready for this site plan to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the site plan, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Baran', is written over the word 'Sincerely,'.

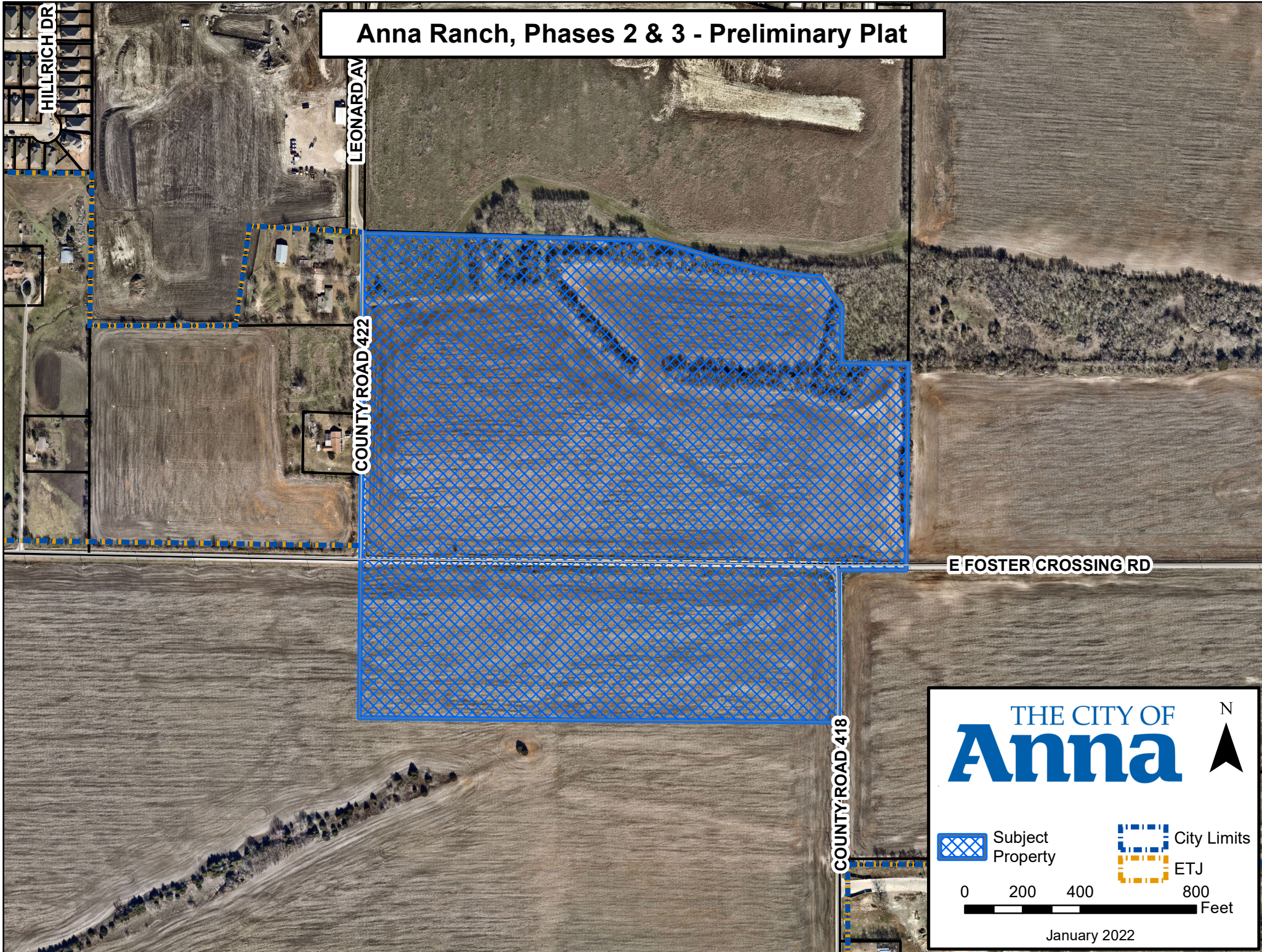
Jeff Baran, P.E.

PRINCIPAL

KFM Engineering & Design

TBPE #: F-20821

Anna Ranch, Phases 2 & 3 - Preliminary Plat



CITY OF ANNA
Planning & Zoning Commission
February 7, 2022
Preliminary Plat: Anna Ranch, Phases 2 & 3
Applicant: Harlan Properties, Inc.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phases 2 & 3, Preliminary Plat.

SUMMARY:

176 single-family dwelling, detached lots, 123 single-family dwelling, attached lots, and 19 common area lots on 65.6± acres located at the northeast and southeast corners of Leonard Avenue and E. Foster Crossing Road. Zoned: Planned Development-Single-Family Residence (SF-60) and Townhome District (SF-TH) (Ord. No. 933-2021).

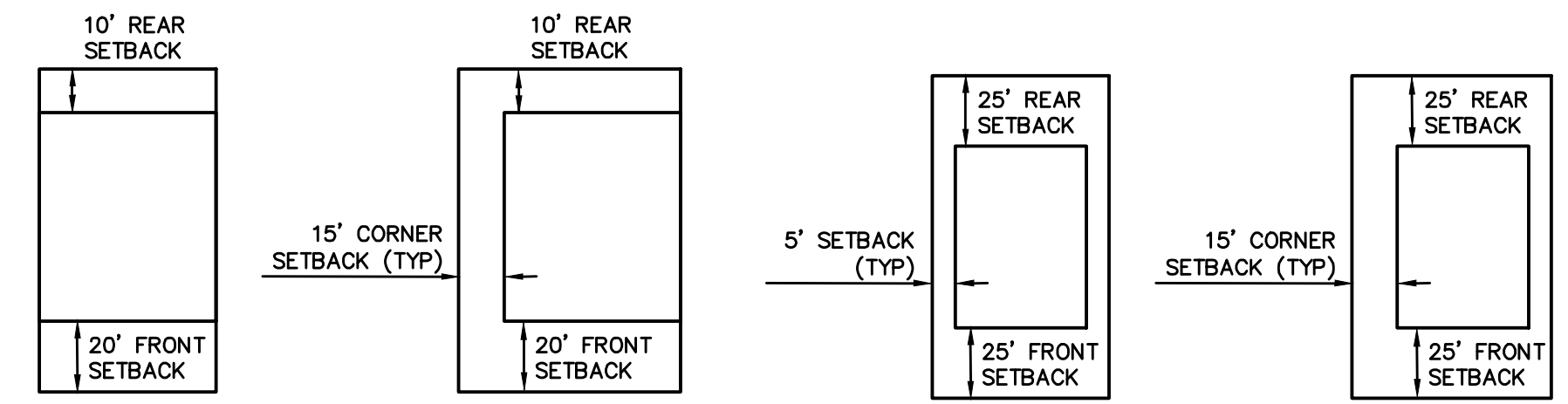
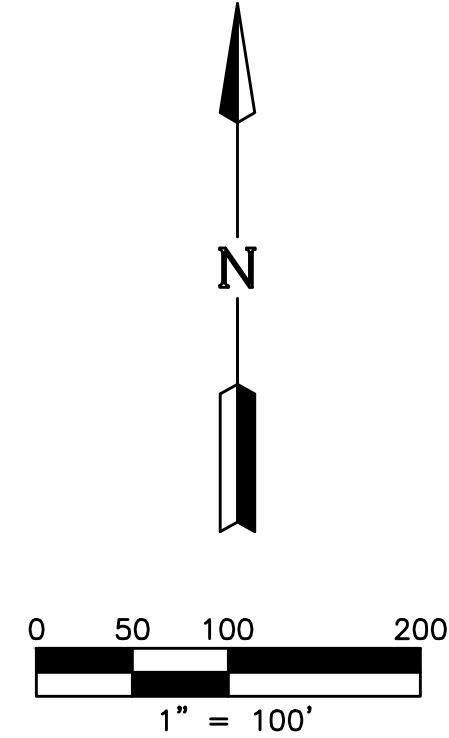
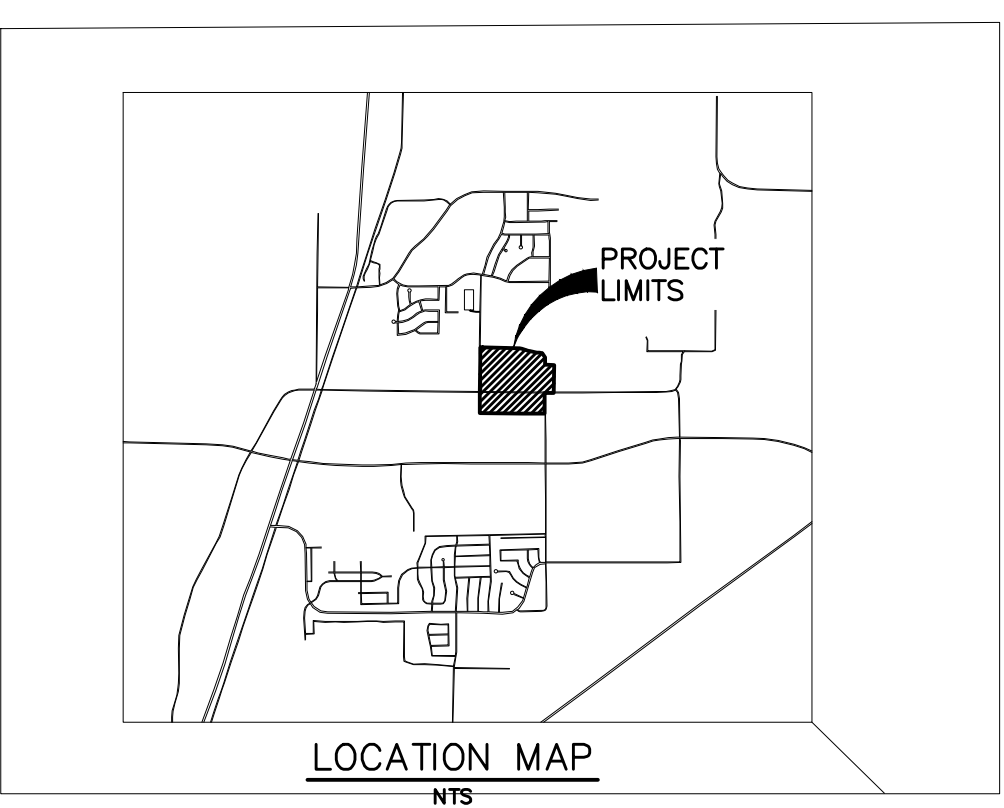
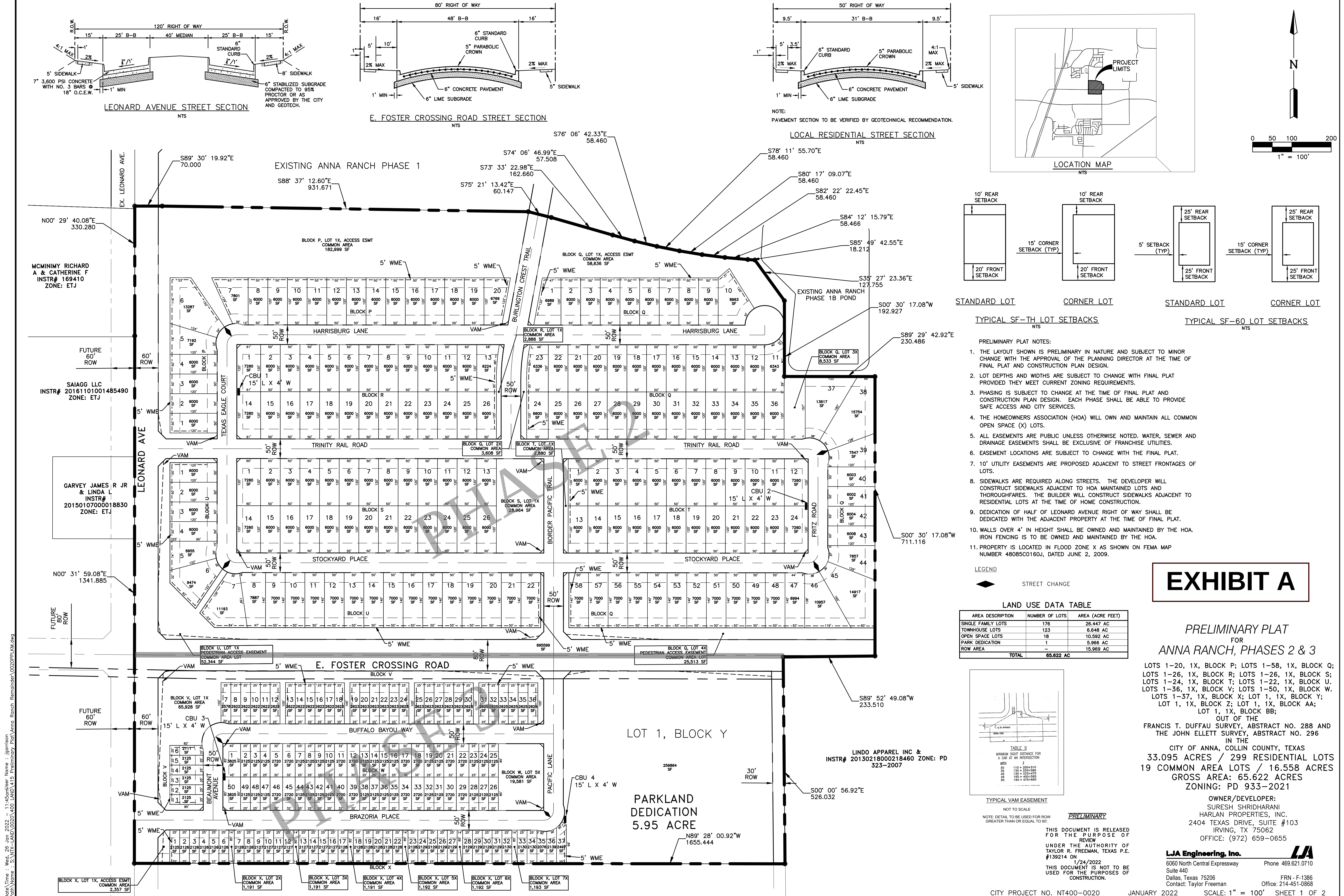
The purpose for the Preliminary Plat is to propose rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family residential development.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



TYPICAL SF-TH LOT SETBACKS
TYPICAL SF-60 LOT SETBACKS

- PRELIMINARY PLAT NOTES:
1. THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 2. LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
 3. PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
 4. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
 5. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 6. EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
 7. LOT UTILITY EASEMENTS ARE PROPOSED ADJACENT TO STREET FRONTAGES OF LOTS.
 8. SIDEWALKS ARE REQUIRED ALONG STREETS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ADJACENT TO HOA MAINTAINED LOTS AND THOROUGHFARES. THE BUILDER WILL CONSTRUCT SIDEWALKS ADJACENT TO RESIDENTIAL LOTS AT THE TIME OF HOME CONSTRUCTION.
 9. DEDICATION OF HALF OF LEONARD AVENUE RIGHT OF WAY SHALL BE DEDICATED WITH THE ADJACENT PROPERTY AT THE TIME OF FINAL PLAT.
 10. WALLS OVER 4' IN HEIGHT SHALL BE OWNED AND MAINTAINED BY THE HOA. IRON FENCING IS TO BE OWNED AND MAINTAINED BY THE HOA.
 11. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C0160J, DATED JUNE 2, 2009.

LEGEND

STREET CHANGE

LAND USE DATA TABLE

AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
SINGLE FAMILY LOTS	176	28.447 AC
TOWNHOUSE LOTS	123	6.648 AC
OPEN SPACE LOTS	18	10.592 AC
PARK DEDICATION	1	5.965 AC
ROW AREA		15.969 AC
TOTAL		65.622 AC

EXHIBIT A

PRELIMINARY PLAT FOR ANNA RANCH, PHASES 2 & 3

LOTS 1-20, 1X, BLOCK P; LOTS 1-58, 1X, BLOCK Q;
LOTS 1-26, 1X, BLOCK R; LOTS 1-26, 1X, BLOCK S;
LOTS 1-24, 1X, BLOCK T; LOTS 1-22, 1X, BLOCK U.
LOTS 1-36, 1X, BLOCK V; LOTS 1-50, 1X, BLOCK W.
LOTS 1-37, 1X, BLOCK Z; LOT 1, 1X, BLOCK AA;
LOT 1, 1X, BLOCK BB;
OUT OF THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND
THE JOHN ELLETT SURVEY, ABSTRACT NO. 296
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
33.095 ACRES / 299 RESIDENTIAL LOTS
19 COMMON AREA LOTS / 16.558 ACRES
GROSS AREA: 65.622 ACRES
ZONING: PD 933-2021

OWNER/DEVELOPER:
SURESH SHRIDHARAN
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE #103
IRVING, TX 75062
OFFICE: (972) 659-0655

LJA Engineering, Inc.
6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Contact: Taylor Freeman
Phone 469.621.0710
FRN - F-1386
Office: 214-451-0868

Date/Time : Wed, 26 Jan 2022 - 11:45am User Name : jgarison
Path Name : S:\VX-LAND\0020\400 LAND\415 Preliminary Plat\Anna Ranch Remainder\0020PPLK415.dwg

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK P LOT 1	6,000 SF
BLOCK P LOT 2	6,000 SF
BLOCK P LOT 3	6,000 SF
BLOCK P LOT 4	6,000 SF
BLOCK P LOT 5	7,192 SF
BLOCK P LOT 6	13,287 SF
BLOCK P LOT 7	7,801 SF
BLOCK P LOT 8	6,000 SF
BLOCK P LOT 9	6,000 SF
BLOCK P LOT 10	6,000 SF
BLOCK P LOT 11	6,000 SF
BLOCK P LOT 12	6,000 SF
BLOCK P LOT 13	6,000 SF
BLOCK P LOT 14	6,000 SF
BLOCK P LOT 15	6,000 SF
BLOCK P LOT 16	6,000 SF
BLOCK P LOT 17	6,000 SF
BLOCK P LOT 18	6,000 SF
BLOCK P LOT 19	6,000 SF
BLOCK P LOT 20	6,769 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Q LOT 41	6,002 SF
BLOCK Q LOT 42	6,004 SF
BLOCK Q LOT 43	6,008 SF
BLOCK Q LOT 44	7,657 SF
BLOCK Q LOT 45	14,917 SF
BLOCK Q LOT 46	10,957 SF
BLOCK Q LOT 47	6,994 SF
BLOCK Q LOT 48	7,000 SF
BLOCK Q LOT 49	7,000 SF
BLOCK Q LOT 50	7,000 SF
BLOCK Q LOT 51	7,000 SF
BLOCK Q LOT 52	7,000 SF
BLOCK Q LOT 53	7,000 SF
BLOCK Q LOT 54	7,000 SF
BLOCK Q LOT 55	7,000 SF
BLOCK Q LOT 56	7,000 SF
BLOCK Q LOT 57	7,000 SF
BLOCK Q LOT 58	7,000 SF
BLOCK R LOT 1	7,260 SF
BLOCK R LOT 2	6,000 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK S LOT 17	6,000 SF
BLOCK S LOT 18	6,000 SF
BLOCK S LOT 19	6,000 SF
BLOCK S LOT 20	6,000 SF
BLOCK S LOT 21	6,000 SF
BLOCK S LOT 22	6,000 SF
BLOCK S LOT 23	6,000 SF
BLOCK S LOT 24	6,000 SF
BLOCK S LOT 25	6,000 SF
BLOCK S LOT 26	6,000 SF
BLOCK T LOT 1	6,000 SF
BLOCK T LOT 2	6,000 SF
BLOCK T LOT 3	6,000 SF
BLOCK T LOT 4	6,000 SF
BLOCK T LOT 5	6,000 SF
BLOCK T LOT 6	6,000 SF
BLOCK T LOT 7	6,000 SF
BLOCK T LOT 8	6,000 SF
BLOCK T LOT 9	6,000 SF
BLOCK T LOT 10	6,000 SF

LEGAL DESCRIPTION
65.622 ACRES

BEING A 65.622 ACRE TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 AND THE DAVID E.W. BABB SURVEY ABSTRACT NO. 33, CITY OF ANNA, COLLIN COUNTY, TEXAS AND BEING PART OF A 360.545 ACRE TRACT OF LAND CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2012122800165030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 65.622 ACRE TRACT, WITH BEARING BASIS BEING THE MONUMENTED NORTH LINE OF SAID 360.545 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF A 69.511 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20201012001765080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE WEST LINE OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 335 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 20130216000218460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 171.349 ACRE TRACT OF LAND CONVEYED TO THE NORTHEAST CORNER OF SAID 360.545 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 171.349 ACRE TRACT BEARS NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 1965.24 FEET;

THENCE, ALONG SAID EAST LINE OF SAID 360.545 ACRE TRACT AND SAID WEST LINE OF 171.349 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET TO AN 80D NAIL FOUND FOR CORNER;

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

SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST, A DISTANCE OF 526.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89 DEGREES 28 MINUTES 01 SECONDS WEST, OVER AND ACROSS SAID 360.545 ACRE TRACT, A DISTANCE OF 1655.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 360.545 ACRE TRACT, PASSING AT A DISTANCE OF 530.64 FEET A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 360.545 ACRE TRACT AND THE SOUTHEAST CORNER OF A 16.376 ACRE TRACT OF LAND CONVEYED TO TEX PROPERTIES GROUP, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019081600098530, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE EAST LINE OF SAID 16.376 ACRE TRACT AND THE EAST LINE OF A 1.000 ACRE TRACT OF LAND CONVEYED TO JAMES PENNY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180923001175690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 1341.88 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 16.376 ACRE TRACT AND THE SOUTHEAST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY, AND WIFE CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Q LOT 1	6,989 SF
BLOCK Q LOT 2	6,000 SF
BLOCK Q LOT 3	6,000 SF
BLOCK Q LOT 4	6,000 SF
BLOCK Q LOT 5	6,000 SF
BLOCK Q LOT 6	6,000 SF
BLOCK Q LOT 7	6,000 SF
BLOCK Q LOT 8	6,000 SF
BLOCK Q LOT 9	6,000 SF
BLOCK Q LOT 10	8,963 SF
BLOCK Q LOT 11	6,343 SF
BLOCK Q LOT 12	6,000 SF
BLOCK Q LOT 13	6,000 SF
BLOCK Q LOT 14	6,000 SF
BLOCK Q LOT 15	6,000 SF
BLOCK Q LOT 16	6,000 SF
BLOCK Q LOT 17	6,000 SF
BLOCK Q LOT 18	6,000 SF
BLOCK Q LOT 19	6,000 SF
BLOCK Q LOT 20	6,000 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK R LOT 3	6,000 SF
BLOCK R LOT 4	6,000 SF
BLOCK R LOT 5	6,000 SF
BLOCK R LOT 6	6,000 SF
BLOCK R LOT 7	6,000 SF
BLOCK R LOT 8	6,000 SF
BLOCK R LOT 9	6,000 SF
BLOCK R LOT 10	6,000 SF
BLOCK R LOT 11	6,000 SF
BLOCK R LOT 12	6,000 SF
BLOCK R LOT 13	6,224 SF
BLOCK R LOT 14	7,260 SF
BLOCK R LOT 15	6,000 SF
BLOCK R LOT 16	6,000 SF
BLOCK R LOT 17	6,000 SF
BLOCK R LOT 18	6,000 SF
BLOCK R LOT 19	6,000 SF
BLOCK R LOT 20	6,000 SF
BLOCK R LOT 21	6,000 SF
BLOCK R LOT 22	6,000 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK T LOT 11	6,000 SF
BLOCK T LOT 12	7,260 SF
BLOCK T LOT 13	6,000 SF
BLOCK T LOT 14	6,000 SF
BLOCK T LOT 15	6,000 SF
BLOCK T LOT 16	6,000 SF
BLOCK T LOT 17	6,000 SF
BLOCK T LOT 18	6,000 SF
BLOCK T LOT 19	6,000 SF
BLOCK T LOT 20	6,000 SF
BLOCK T LOT 21	6,000 SF
BLOCK T LOT 22	6,000 SF
BLOCK T LOT 23	6,000 SF
BLOCK T LOT 24	7,260 SF
BLOCK U LOT 1	6,000 SF
BLOCK U LOT 2	6,000 SF
BLOCK U LOT 3	6,000 SF
BLOCK U LOT 4	6,000 SF
BLOCK U LOT 5	6,955 SF
BLOCK U LOT 6	9,474 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK Q LOT 21	6,000 SF
BLOCK Q LOT 22	6,000 SF
BLOCK Q LOT 23	6,336 SF
BLOCK Q LOT 24	6,800 SF
BLOCK Q LOT 25	6,000 SF
BLOCK Q LOT 26	6,000 SF
BLOCK Q LOT 27	6,000 SF
BLOCK Q LOT 28	6,000 SF
BLOCK Q LOT 29	6,000 SF
BLOCK Q LOT 30	6,000 SF
BLOCK Q LOT 31	6,000 SF
BLOCK Q LOT 32	6,000 SF
BLOCK Q LOT 33	6,000 SF
BLOCK Q LOT 34	6,000 SF
BLOCK Q LOT 35	6,000 SF
BLOCK Q LOT 36	6,000 SF
BLOCK Q LOT 37	13,617 SF
BLOCK Q LOT 38	15,754 SF
BLOCK Q LOT 39	7,547 SF
BLOCK Q LOT 40	6,003 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK R LOT 23	6,000 SF
BLOCK R LOT 24	6,000 SF
BLOCK R LOT 25	6,000 SF
BLOCK R LOT 26	6,000 SF
BLOCK S LOT 1	7,260 SF
BLOCK S LOT 2	6,000 SF
BLOCK S LOT 3	6,000 SF
BLOCK S LOT 4	6,000 SF
BLOCK S LOT 5	6,000 SF
BLOCK S LOT 6	6,000 SF
BLOCK S LOT 7	6,000 SF
BLOCK S LOT 8	6,000 SF
BLOCK S LOT 9	6,000 SF
BLOCK S LOT 10	6,000 SF
BLOCK S LOT 11	6,000 SF
BLOCK S LOT 12	6,000 SF
BLOCK S LOT 13	6,000 SF
BLOCK S LOT 14	7,260 SF
BLOCK S LOT 15	6,000 SF
BLOCK S LOT 16	6,000 SF

SINGLE-FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK U LOT 7	11,193 SF
BLOCK U LOT 8	7,887 SF
BLOCK U LOT 9	7,000 SF
BLOCK U LOT 10	7,000 SF
BLOCK U LOT 11	7,000 SF
BLOCK U LOT 12	7,000 SF
BLOCK U LOT 13	7,000 SF
BLOCK U LOT 14	7,000 SF
BLOCK U LOT 15	7,000 SF
BLOCK U LOT 16	7,000 SF
BLOCK U LOT 17	7,000 SF
BLOCK U LOT 18	7,000 SF
BLOCK U LOT 19	7,000 SF
BLOCK U LOT 20	7,000 SF
BLOCK U LOT 21	7,000 SF
BLOCK U LOT 22	7,000 SF

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 330.28 FEET TO AN "X" CUT IN CONCRETE SET FOR THE SOUTHWEST CORNER OF AFORESAID 69.511 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY) OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 230.49 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 65.622 ACRES, OR 2,858,502 SQUARE FEET OF LAND.

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK V LOT 1	2,125 SF
BLOCK V LOT 2	2,125 SF
BLOCK V LOT 3	2,125 SF
BLOCK V LOT 4	2,125 SF
BLOCK V LOT 5	2,125 SF
BLOCK V LOT 6	2,111 SF
BLOCK V LOT 7	2,578 SF
BLOCK V LOT 8	2,622 SF
BLOCK V LOT 9	2,622 SF
BLOCK V LOT 10	2,622 SF
BLOCK V LOT 11	2,622 SF
BLOCK V LOT 12	2,622 SF
BLOCK V LOT 13	2,622 SF
BLOCK V LOT 14	2,622 SF
BLOCK V LOT 15	2,622 SF
BLOCK V LOT 16	2,622 SF
BLOCK V LOT 17	2,622 SF
BLOCK V LOT 18	2,622 SF
BLOCK V LOT 19	2,623 SF
BLOCK V LOT 20	2,623 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK W LOT 31	2,125 SF
BLOCK W LOT 32	2,125 SF
BLOCK W LOT 33	2,720 SF
BLOCK W LOT 34	2,720 SF
BLOCK W LOT 35	2,125 SF
BLOCK W LOT 36	2,125 SF
BLOCK W LOT 37	2,125 SF
BLOCK W LOT 38	2,125 SF
BLOCK W LOT 40	2,720 SF
BLOCK W LOT 41	2,125 SF
BLOCK W LOT 42	2,125 SF
BLOCK W LOT 43	2,125 SF
BLOCK W LOT 44	2,125 SF
BLOCK W LOT 46	2,720 SF
BLOCK W LOT 47	2,125 SF
BLOCK W LOT 48	2,125 SF
BLOCK W LOT 49	2,125 SF
BLOCK W LOT 50	3,825 SF
BLOCK X LOT 1	2,125 SF
BLOCK X LOT 2	2,126 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK V LOT 21	2,623 SF
BLOCK V LOT 22	2,623 SF
BLOCK V LOT 23	2,623 SF
BLOCK V LOT 24	2,623 SF
BLOCK V LOT 25	2,623 SF
BLOCK V LOT 26	2,623 SF
BLOCK V LOT 27	2,623 SF
BLOCK V LOT 28	2,623 SF
BLOCK V LOT 29	2,623 SF
BLOCK V LOT 30	2,623 SF
BLOCK V LOT 31	2,625 SF
BLOCK V LOT 32	2,625 SF
BLOCK V LOT 33	2,625 SF
BLOCK V LOT 34	2,625 SF
BLOCK V LOT 35	2,625 SF
BLOCK V LOT 36	2,625 SF
BLOCK W LOT 1	3,825 SF
BLOCK W LOT 2	2,125 SF
BLOCK W LOT 3	2,125 SF
BLOCK W LOT 4	2,125 SF

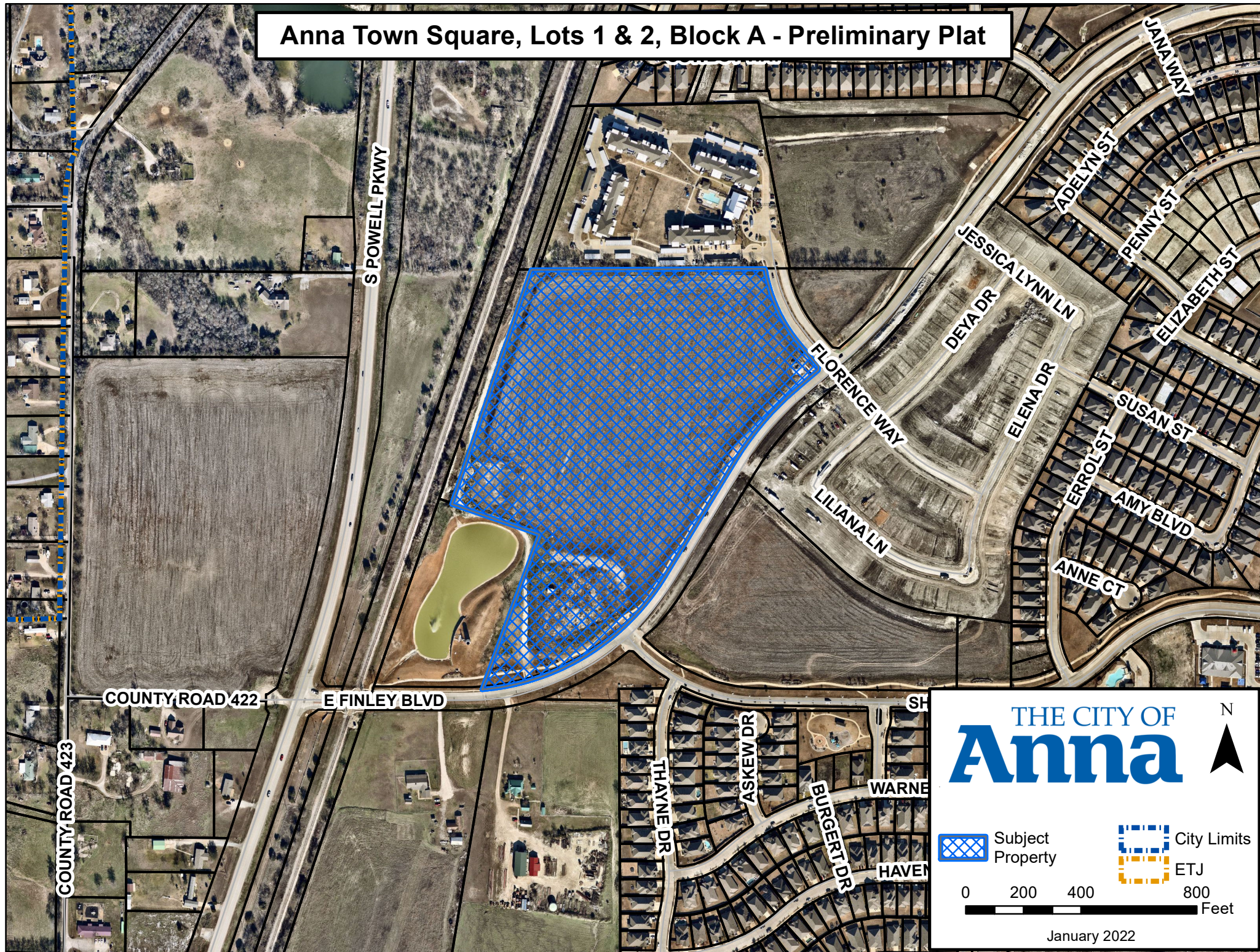
TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK X LOT 3	2,126 SF
BLOCK X LOT 4	2,126 SF
BLOCK X LOT 5	2,126 SF
BLOCK X LOT 6	2,126 SF
BLOCK X LOT 7	2,126 SF
BLOCK X LOT 8	2,126 SF
BLOCK X LOT 9	2,127 SF
BLOCK X LOT 10	2,127 SF
BLOCK X LOT 11	2,127 SF
BLOCK X LOT 12	2,127 SF
BLOCK X LOT 13	2,127 SF
BLOCK X LOT 14	2,127 SF
BLOCK X LOT 15	2,127 SF
BLOCK X LOT 16	2,127 SF
BLOCK X LOT 17	2,128 SF
BLOCK X LOT 18	2,128 SF
BLOCK X LOT 19	2,128 SF
BLOCK X LOT 20	2,128 SF
BLOCK X LOT 21	2,128 SF
BLOCK X LOT 22	2,128 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK W LOT 6	2,720 SF
BLOCK W LOT 7	2,125 SF
BLOCK W LOT 8	2,125 SF
BLOCK W LOT 9	2,125 SF
BLOCK W LOT 10	2,125 SF
BLOCK W LOT 12	2,720 SF
BLOCK W LOT 13	2,125 SF
BLOCK W LOT 14	2,125 SF
BLOCK W LOT 15	2,125 SF
BLOCK W LOT 16	2,125 SF
BLOCK W LOT 19	2,125 SF
BLOCK W LOT 20	2,125 SF
BLOCK W LOT 23	2,125 SF
BLOCK W LOT 24	2,125 SF
BLOCK W LOT 25	2,125 SF
BLOCK W LOT 26	2,125 SF
BLOCK W LOT 27	2,125 SF
BLOCK W LOT 28	2,125 SF
BLOCK W LOT 29	2,125 SF
BLOCK W LOT 30	2,125 SF
BLOCK W LOT 31	2,125 SF
BLOCK W LOT 32	2,125 SF
BLOCK W LOT 33	2,125 SF
BLOCK W LOT 34	2,125 SF
BLOCK W LOT 35	2,125 SF
BLOCK W LOT 36	2,125 SF
BLOCK W LOT 37	2,125 SF
BLOCK W LOT 38	2,125 SF
BLOCK W LOT 39	2,125 SF
BLOCK W LOT 40	2,125 SF

TOWNHOUSE	
BLOCK & LOT NUMBERS	AREA
BLOCK X LOT 23	2,128 SF
BLOCK X LOT 24	2,129 SF
BLOCK X LOT 25	2,129 SF
BLOCK X LOT 26	2,129 SF
BLOCK X LOT 27	2,129 SF
BLOCK X LOT 28	2,129 SF
BLOCK X LOT 29	2,129 SF
BLOCK X LOT 30	2,129 SF
BLOCK X LOT 31	2,129 SF
BLOCK X LOT 32	2,130 SF
BLOCK X LOT 33	2,130 SF
BLOCK X LOT 34	2,130 SF
BLOCK X LOT 35	2,076 SF
BLOCK X LOT 36	2,139 SF

OPEN SPACE	
BLOCK & LOT NUMBERS	AREA
BLOCK P, LOT 1X, ACCESS ESMT	182,999 SF
BLOCK Q, LOT 1X, ACCESS ESMT	58,636 SF
BLOCK Q, LOT 2X	3,608 SF
BLOCK Q, LOT 3X	8,533 SF
BLOCK Q, LOT 4X, ACCESS ESMT	25,513 SF
BLOCK R, LOT 1X	2,886 SF
BLOCK S, LOT 1X	28,964 SF
BLOCK T, LOT 1X	2,880 SF
BLOCK U, LOT 1X, ACCESS ESMT	52,344 SF
BLOCK V, LOT 1X	65,928 SF
BLOCK W, LOT 5X	19,581 SF
BLOCK X, LOT 1X, ACCESS ESMT	2,357 SF
BLOCK X, LOT 2X	1,191 SF
BLOCK X, LOT 3X	1,191 SF
BLOCK X, LOT 4X	1,191 SF
BLOCK X, LOT 5X	1,192 SF
BLOCK X, LOT 6X	1,192 SF
BLOCK X, LOT 7X	1,193 SF
BLOCK Y, LOT 1	259,864 SF

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



THE CITY OF
Anna

Subject
Property

City Limits
ETJ

0 200 400 800
Feet

January 2022

CITY OF ANNA
Planning & Zoning Commission

February 7, 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) (Ord. No. 129-2004 and Ord. No. 627-2013).

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:

Locator
Exhibit

REMAINDER OF CALLED 80.00 ACRES
ANNA TOWN CENTER MIXED USE LLC
INS. NO. 20150317000291340
O.P.R.C.C.T.

N: 7,173,011.23
E: 2,564,438.53
(NAD83 - GRID)
POINT OF
BEGINNING
MAG NAIL FND

LOT 1, BLOCK 1
ANNA CROSSING ADDITION
PHASE 11
INS. NO. 20150317000291340
O.P.R.C.C.T.

CALL: 14.781 ACRES
ANN WARREN HAYLETT
C.C.C.I. NO. 19861231001102430
O.P.R.C.C.T.

FLORENCE WAY
(80' WIDE PUBLIC RIGHT-OF-WAY)
(INS. NO. 20180907010004210, O.P.R.C.C.T.)
R=540.00', L=294.92'
CB=S24°51'20"E, CL=291.26'

LOT 1
BLOCK A
PROPOSED AREA
13.3722 ACRES
(582,494 SQ. FT.)

REMAINDER OF CALLED 80.00 ACRES
ANNA TOWN CENTER MIXED USE LLC
INS. NO. 20150317000291340
O.P.R.C.C.T.

LOT 2
BLOCK A
PROPOSED AREA
11.0943 ACRES
(483,267 SQ. FT.)

LOT 1, BLOCK 1
ANNA TOWN SQUARE
DETENTION POND
INS. NO. 20181110010004630
O.P.R.C.C.T.

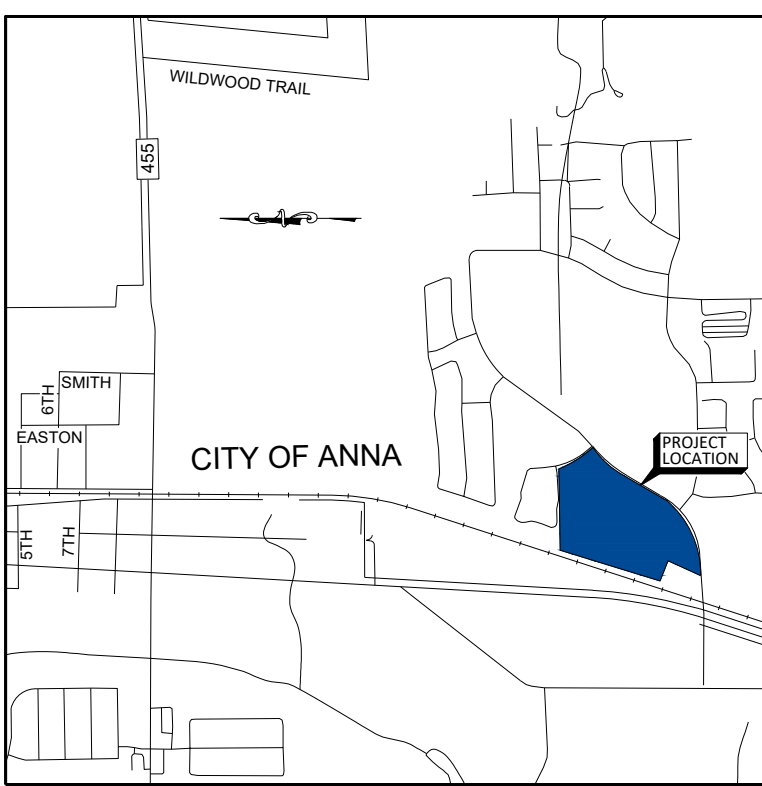
ENGINEER:
Bowman
CONSULTING

5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-2893
ATTN: RYAN SAFFORD, P.E.

SURVEYOR:
SPOONER & ASSOCIATES
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBLPS FIRM NO. 10054800 - SSA 21061.1

EXHIBIT A

PRELIMINARY PLAT OF
ANNA TOWN SQUARE ADDITION
LOTS 1 & 2, BLOCK A
GRANDERSON STARK SURVEY
ABSTRACT NO. 798,
CITY OF ANNA,
COLLIN COUNTY, TEXAS
2 LOTS ~ 24.4665 ACRES
January ~ 2022



* VICINITY MAP *
(NOT TO SCALE)

* LEGEND *

CIRF	IRON ROD FOUND WITH A CAP STAMPED
PERM.	PERMANENT
ESMT	EASEMENT
CB	CHORD BEARING
CL	CHORD LENGTH
R	RADIUS
L	ARC LENGTH
INS. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
FND	FOUND
B.T.P.	BY THIS PLAT
V.A.M.	VISIBILITY, ACCESS AND MAINTENANCE
SQ. FT.	SQUARE FEET
C.C.C.I. NO.	COLLIN COUNTY CLERK'S INSTRUMENT NUMBER

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, ANNA TOWN CENTER MIXED USE, LLC is the sole owner of a 24.4665 acre tract of land located in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas, said 24.4665 acre tract of land being a portion of a called 80.00 acre tract of land conveyed to ANNA TOWN CENTER MIXED USE, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20150317000291340, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 24.4665 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found on the north property line of the said 80.00 acre tract, said mag nail found being at the intersection of the south lot line of Lot 1, Block 1, Anna Crossing Addition Phase 11, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2018-718, O.P.R.C.C.T., with the west right-of-way line of Florence Way (being an 80 feet wide public right-of-way at this point, as shown on and dedicated by plat of Anna Crossing Phase 7, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20180907010004210, O.P.R.C.C.T.), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,173,011.23 and E: 2,564,436.53, said beginning point also being at the beginning of a curve to the left having a radius of 540.00 feet;

THENCE departing the said lot line, along the said right-of-way line and along the said curve to the left, an arc length of 294.92 feet and across a chord which bears South 24°51'20" East, a chord length of 291.26 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found;

THENCE continuing along the said right-of-way line the following courses and distances:

South 40°30'04" East, 96.13 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found;

South 04°29'56" West, 14.14 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the intersection of the said west right-of-way line of Florence Way with the northerly right-of-way line of Finley Boulevard (being an 80 feet wide public right-of-way at this point, as shown on and dedicated by the said plat of Anna Crossing Phase 7);

THENCE along the said northerly right-of-way line of Finley Boulevard the following courses and distances:

South 49°29'56" West, 97.96 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the beginning of a curve to the left having a radius of 1,040.00 feet;

Along the said curve to the left, an arc length of 331.46 feet and across a chord which bears South 40°22'07" West, a chord length of 330.06 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found;

South 31°18'10" West, at a distance of 81.45 feet passing a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found, continuing along the said northerly right-of-way line, in all a total distance of 464.06 feet to a 5/8 inch iron rod with a cap stamped "RPLS 4838" found at the beginning of a curve to the right having a radius of 820.00 feet;

Along the said curve to the right, an arc length of 772.81 feet and across a chord which bears South 58°14'47" West, a chord length of 744.53 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the southeast lot corner of Lot 1, Block 1, Anna Town Square Detention Pond, being an Addition to the City of Anna, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20161110010004630, O.P.R.C.C.T., from which a 1/2 inch iron rod with a cap stamped "GLAS 6081" found at a point of curvature on the said north right-of-way line and the south lot line of said Lot 1 (Anna Town Square Detention Pond), bears South 87°48'50" West (chord bearing), 73.48 feet (chord length)

THENCE North 20°17'44" East, departing the said northerly right-of-way line and along the southeast lot line of said Lot 1 (Anna Town Square Detention Pond), 571.74 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the east lot corner of said Lot 1 (Anna Town Square Detention Pond);

THENCE North 70°53'27" West, along the northeast lot line of said Lot 1 (Anna Town Square Detention Pond), 320.08 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found on the southeast property line of a called 200 feet wide strip of land conveyed to Houston & Texas Central Railway Company (now owned and operated by Dallas Area Rapid Transit) by deed recorded in Volume V, Page 693, D.R.C.C.T.;

THENCE North 18°45'25" East, along the said southeast railroad property line, 855.26 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found on the said north property line of the 80.00 acre tract;

THENCE North 89°42'52" East, departing the said southeast property line and along the said north property line, at a distance of 21.60 feet passing a 1/2 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1 (Anna Crossing Addition Phase 11), continuing along the said south lot line of Lot 1 (Anna Crossing Addition Phase 11), in all a total distance of 807.83 feet to the POINT OF BEGINNING.

The herein above described tract of land contains a computed area of 24.4665 acres (1,065,761 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, ANNA TOWN CENTER MIXED USE, LLC, owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as ANNA TOWN SQUARE ADDITION, an Addition to the City of Anna, and do hereby dedicate to the public use forever the streets, alleys and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling without the necessity at any time of procuring the permission of anyone.

Witness my hand this the _____ day of _____, 2022.

ANNA TOWN CENTER MIXED USE, LLC

_____, Managing Principal

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, a duly authorized agent for Anna Town Center Mixed Use, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

* SURVEYOR'S STATEMENT *

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

THIS DOCUMENT IS A
PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
January 3, 2022

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
Spooner & Associates, Inc.
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

* GENERAL NOTES *

The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0160; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.

This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.

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

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

* GENERAL NOTES *

- 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.
- 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.

CERTIFICATE OF APPROVAL:

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

Mayor

City Secretary

EXHIBIT A

PRELIMINARY PLAT OF
ANNA TOWN SQUARE ADDITION
LOTS 1 & 2, BLOCK A
GRANDERSON STARK SURVEY
ABSTRACT NO. 798,
CITY OF ANNA,
COLLIN COUNTY, TEXAS
2 LOTS ~ 24.4665 ACRES
January ~ 2022

ENGINEER:

Bowman
CONSULTING

5601 DEMOCRACY DRIVE, SUITE 205,
PLANO, TEXAS 75024
PH: (972) 497-2993
ATTN: RYAN SAFFORD, P.E.

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-3448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 21061.1

OWNER/APPLICANT

ANNA TOWN CENTER MIXED USE, LLC
8214 WESTCHESTER DRIVE, SUITE 710,
DALLAS, TEXAS 75225
PH: 214-522-4945
ATTN: JOHN ARNOLD

Anna Crossing Phase 5 - Replat

E'FINLEY BLVD

ADELYN ST

ROBERT ST

PENNY ST

SOFIA LN

ELIZABETH ST

NELSON ST

JESSICA LYNN LN

DEYA DR

BROOKLYN DR

ELENA DR

MATHEW DR

LEONARD AVE

OFF DR

SUSAN ST

GRAHAM RD

ERROL ST

AMY BLVD

FLORENCE WAY

THE CITY OF
Anna

N

0 100 200 400 Feet

Subject Property

City Limits

ETJ

January 2022

CITY OF ANNA
Planning & Zoning Commission
February 7, 2022

Replat: Anna Crossing, Phase 5, Block 5, Lot 10R

Applicant: Anna Town Square Homeowners Association, Inc. & Michael Comeaux

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 5, Block 5, Lot 10R, Replat.

SUMMARY:

Single-family dwelling, detached, and HOA lot on 0.2± acre located at the northeast corner of Mathew Drive and Elizabeth Street. Zoned: Planned Development-SF-60 Single-Family Residential (Ord. No. 129-2004 & Ord. No. 627-2013).

The purpose of the replat is to consolidate two lots.

RECOMMENDATION:

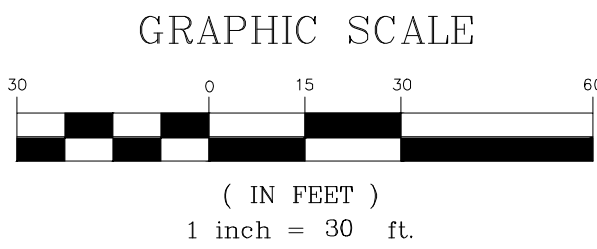
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



THIS is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838 for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.



From: [Jason Wilson](#)
To: [Lauren Mecke](#)
Subject: Zoning Response
Date: Monday, January 24, 2022 5:00:29 PM

Good afternoon,

This email is regarding the Replat notice for Anna Crossing Phase 5, Block 5, Lot 10R. Please consider this email as me being *in favor* of the aforementioned notice.

Thank you

Jason Wilson

(940) 631-0682

REPLY FORM

Please circle or check one:

☐ In favor of request ☐ Neutral to request ☒ Opposed to request

Comments:

Built up enough in
the neighborhood. No greenspace
left, just houses.

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

Wesley Mascho
Name (Please Print)

Wesley Mascho
Signature

901 Mathew Dr.
Address

1-31-2022
Date

Please return form to:

USPS Mail:

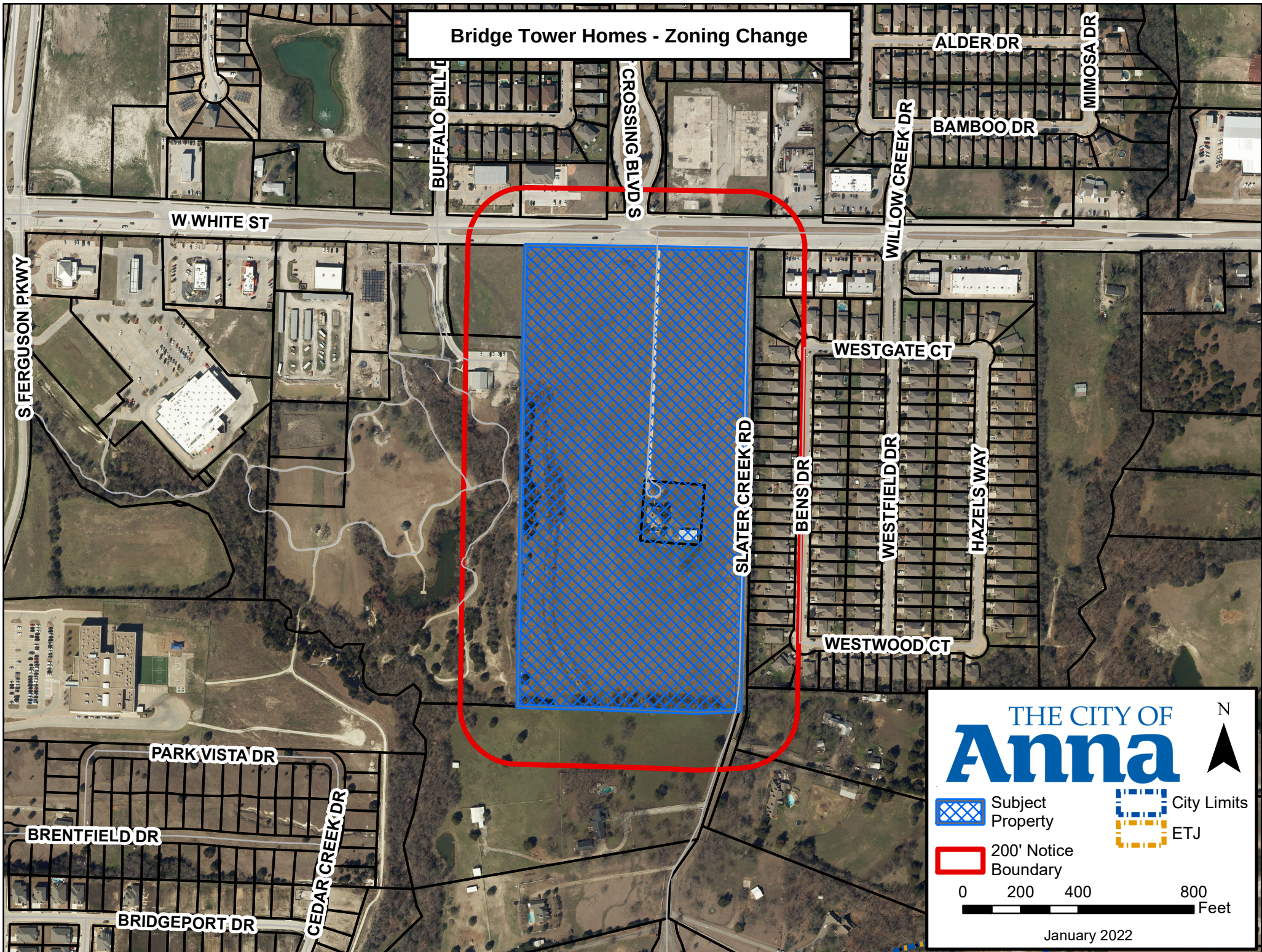
City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

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

Bridge Tower Homes - Zoning Change



THE CITY OF
Anna

Subject Property

200' Notice Boundary

City Limits

ETJ

0 200 400 800 Feet

January 2022

CITY OF ANNA

PLANNING & ZONING COMMISSION

February 7, 2022

Public Hearing: Zoning – Bridge Tower 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, C-1 Restricted Commercial, and Planned Development-SF-TH Townhome District (SF-Z, C-1, and PD-SF-TH).

REMARKS:

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

A concept plan (Exhibit A), Bridge Tower GP Residential & Commercial, accompanies this request.

Surrounding Land Uses and Zoning

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

Proposed Planned Development Standards

The requested zoning is SF-Z Single-Family Residence District – Zero Lot Line Homes, C-1 Restricted Commercial, and Planned Development-SF-TH Townhome District (SF-Z, C-1, and PD-SF-TH). This Planned Development is to allow for a single-family, attached product with modified standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for single-family, attached dwellings.

Design Standards – The language in the proposed PD district would allow for modified development standards associated with the single-family, attached dwellings with the base zoning of the SF-TH District.

Lot Depth – The SF-TH zoning district requires a lot depth of 160 feet.

- The applicant is proposing a lot depth of 100 feet.

To help support and justify the modified standards the applicant has provided additional information (Exhibit B).

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

a. Principle 3: Beautiful Community

- i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances
- ii. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas
- iii. Preserved some natural areas/open space through the community

b. Principle 5: Great Housing Opportunities

- i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.
- ii. Access to trails connecting neighborhoods and community destinations.

c. Principle 6: Dynamic Business Community

- i. Ability of Neighbors to work in anna

- ii. Attractive commercial centers with well-designed and well-maintained landscaping.
- d. Principle 7: Fun Community for All
 - i. Connected trails linking neighbors to parks and other community destinations

City of Anna Goals for 2026

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

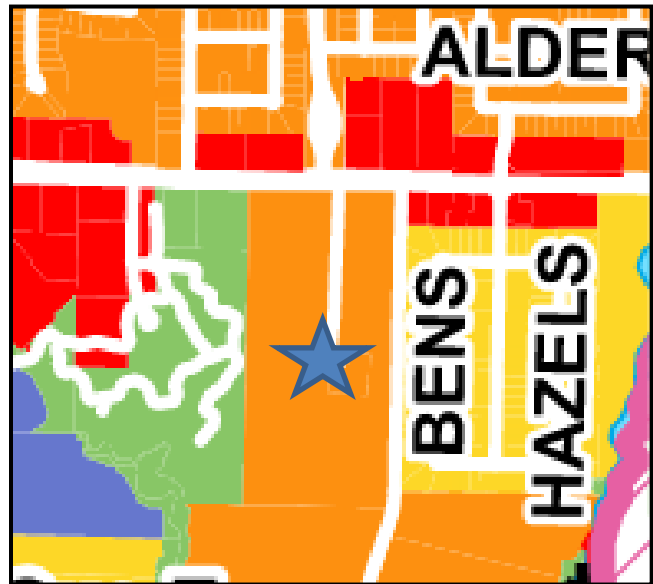
Comprehensive Plan and Future Land Use Plan

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

Character & Intent

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

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



SUMMARY:

Request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E to SF-Z, C-1, and PD-SF-TH which will allow for a single-family, detached and single-family, attached residential subdivision and preserve the W. White Street frontage for commercial development. The applicant is proposing to modify only the lot depth of the SF-TH District and no other standards of the City of Anna's adopted development standards.

The layout of the site utilizes the single-family, attached dwellings as a transitional use between the commercial uses and single-family, detached lots. This development will diversify the housing stock since the SF-TH district is specifically intended for single-family, attached dwellings which are not a housing product offered within the city currently.

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

RECOMMENDATION:

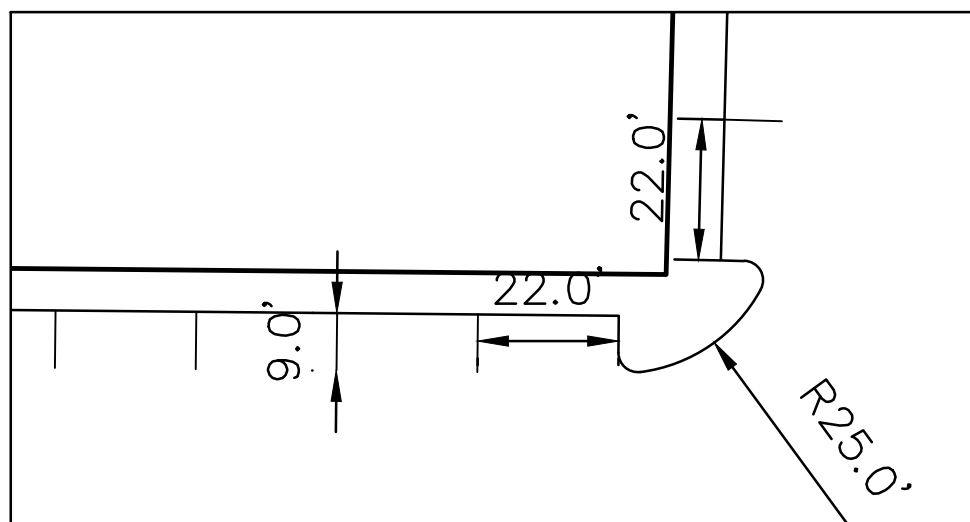
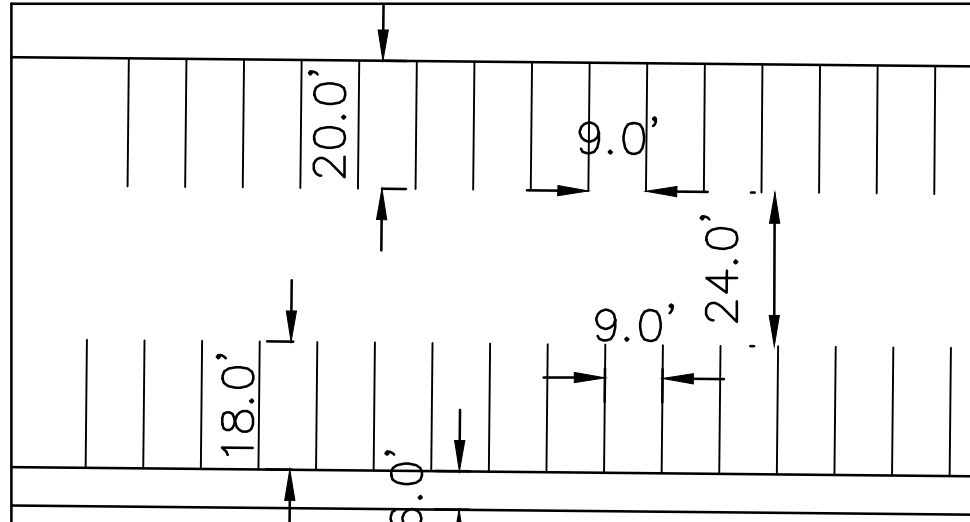
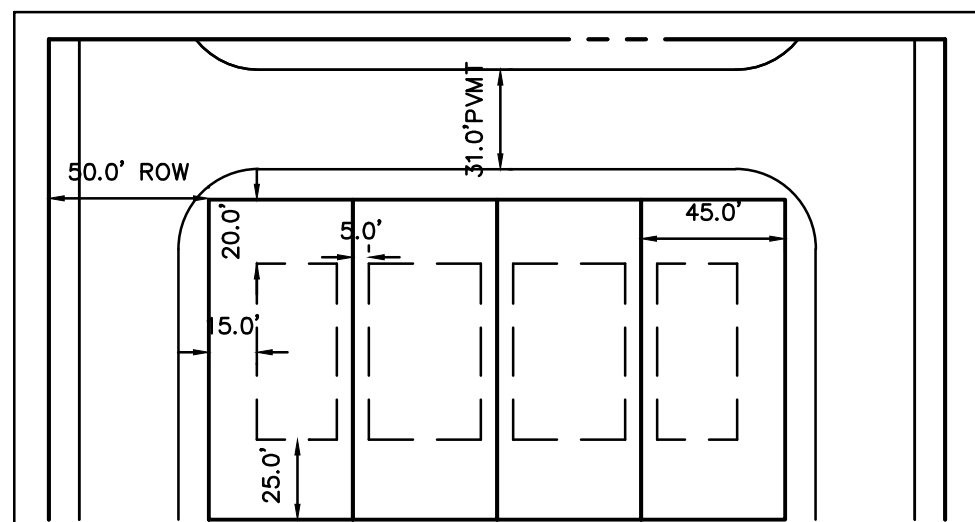
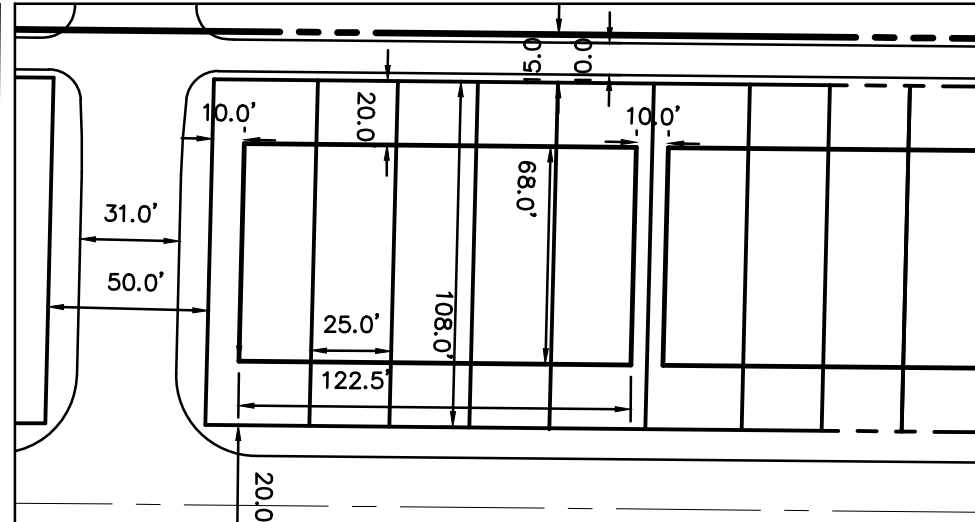
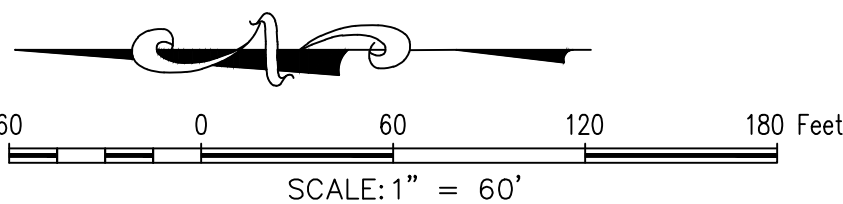
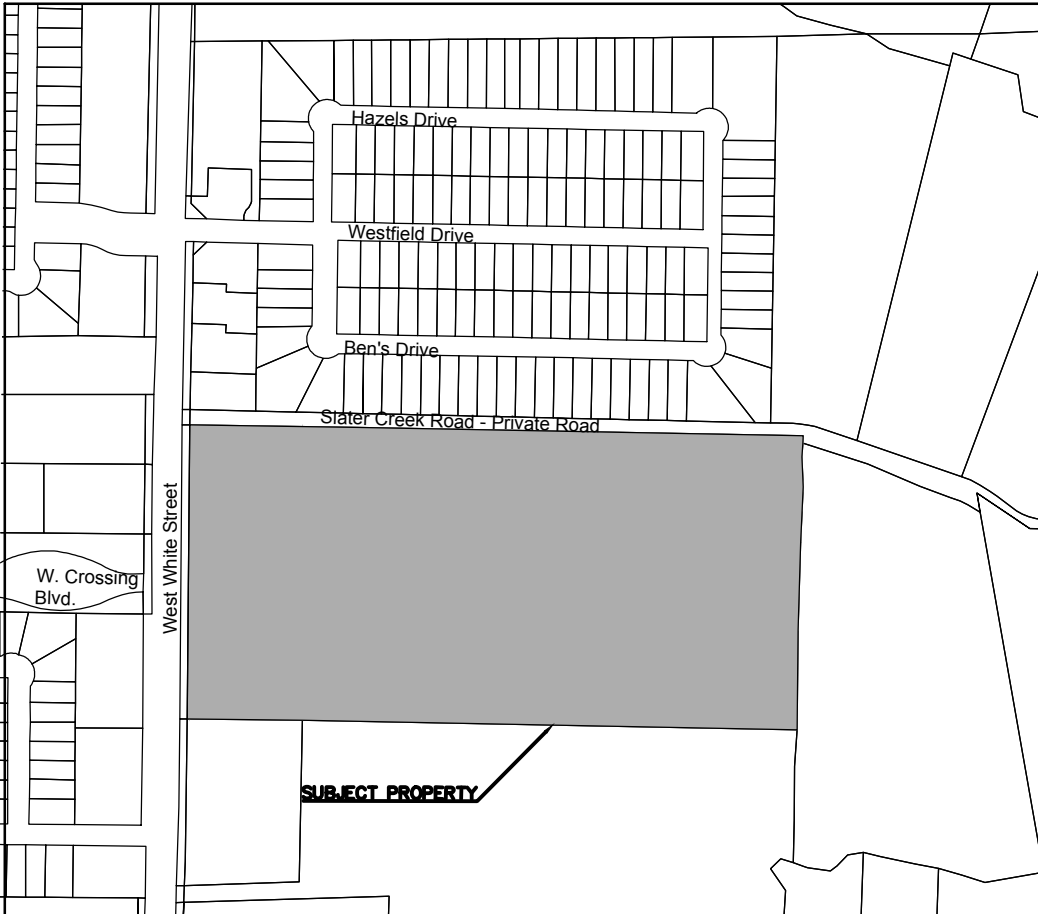
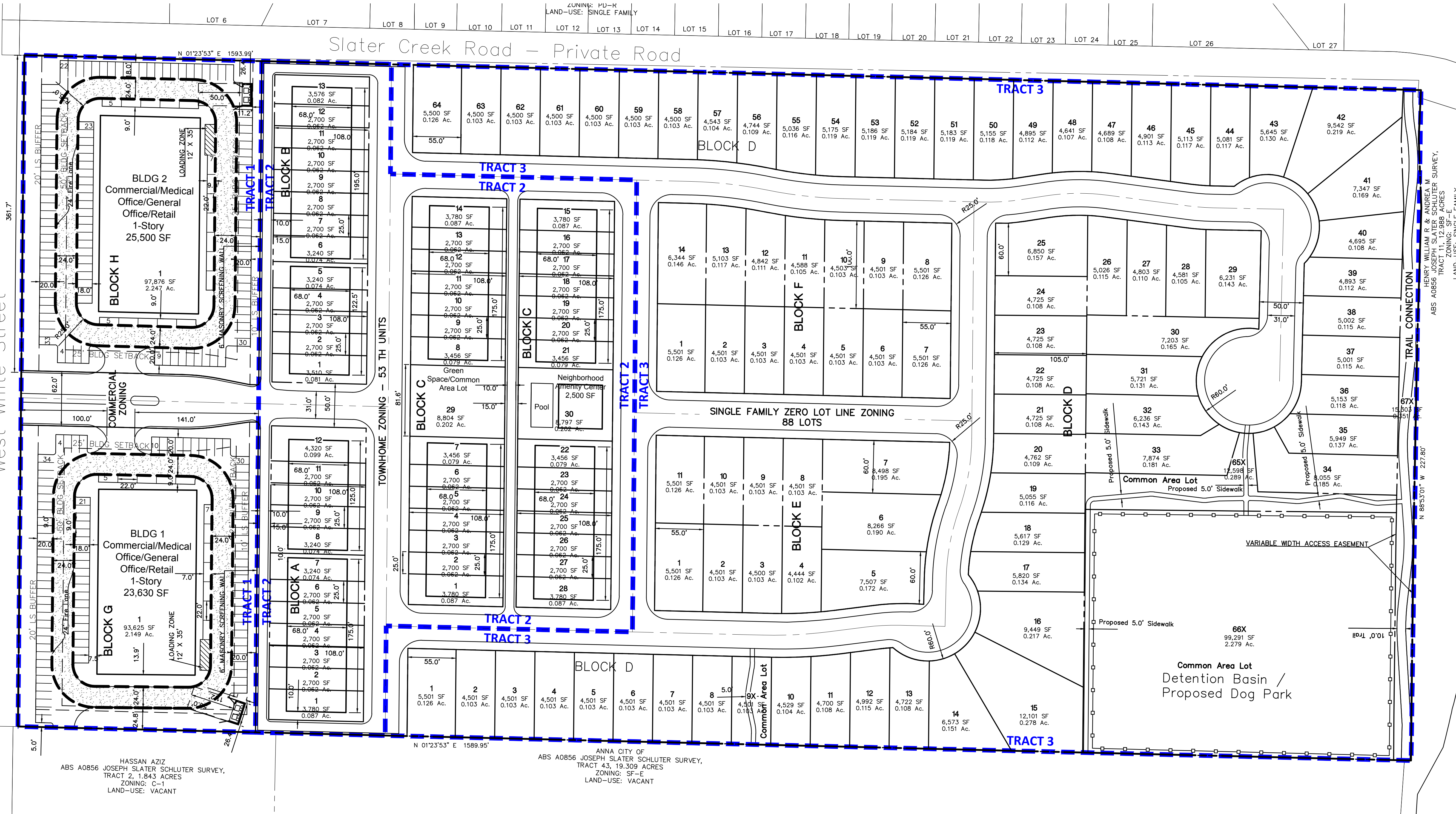
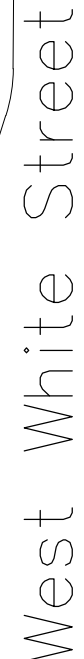
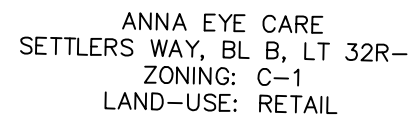
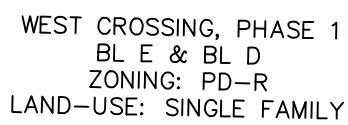
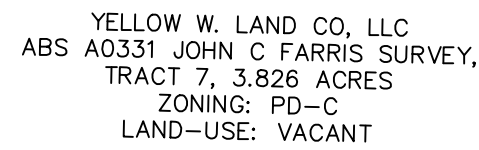
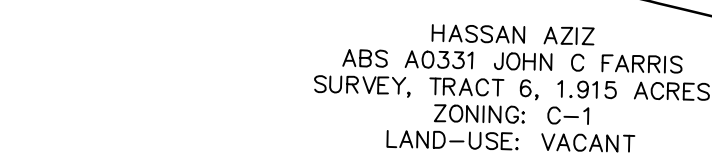
Recommended for approval as follows:

1. The location of each zoning district shall be in substantial conformance with the Concept Plan (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 SF-Z Single-Family Residence District – Zero Lot Line Homes zoning district, SF-TH Townhome District (SF-TH) zoning district, C-1 Restricted Commercial (C-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

- A. SF-TH lot depth: 100 feet.

EXHIBIT A



Site Data Summary Table			
General Site Data	Tract 1	Tract 2	Tract 3
	Commercial	Townhome	Single Family
Zoning	C-1	SF-TH	SF-Z
Land-Use	Commercial/ Medical/ General Office/ Retail	Townhome	Single Family
Minimum Lot Area	20,000 sf	N/A	4,500 sf
Building Size	49,130 sf	2,700 sf	1,200 sf
Maximum Height	25.0 ft / 1 story	35 ft	35 ft
Max. Lot Coverage	16%	21%	63%
Total Land Area	4.57 ac	5.93 ac	17.47 ac
Minimum Lot Width	60'	25'	45'
Minimum Lot Depth	100'	108'	100'
Number of Lots	2	53	88
Parking			
Parking Ratio (Medical Office)	5 per 1,000 GSF	N/A	N/A
Required (49,130 sf)	244		
Provided	249		

TRACT LINE

TRACT 1: SHALL FOLLOWING THE ZONING STANDARDS PER SECTION 9.04.021, C-1 GENERAL BUSINESS DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

TRACT 2: SHALL FOLLOW THE ZONING STANDARDS PER SECTION 9.04.014 SF-Z SINGLE FAMILY RESIDENCE DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

TRACT 3: SHALL FOLLOWING THE ZONING STANDARDS PER SECTION 9.04.015, SF-TH SINGLE FAMILY TOWNHOME DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

OWNER
Harlow Capitol Management, LLC
Colby Harlow - Trustee
P.O. Box 190136
Dallas, Texas 75219
Ph. 214.754.0800
Contact: colbyharlow@gmail.com

DEVELOPER
Bridge Tower GP
12801 N. Central Expressway, Suite 1675
Dallas, Texas 75243
Ph. 214.440.5606
Contact: Adam Green
agreenebidgetowerhome.com Cor

APPLICANT
McAdams
1675 111 Hillside Drive
Lewisville, Texas 75077
Ashton Miller
Ph. 214.250.8066
Contact: amiller@mcadamsco.com

Revisions: 01 / 21 / 2022



**The John R. McAdams
Company, Inc.**
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: AM DATE: 11-10-2021 SCALE: 1" = 60' JOB. No.

CONCEPT PLAN

Bridge Tower GP
Residential & Commercial
88 SF-Z Lots
53 SF-TH Lots &
2 Commercial Lots
4 Common Area Lots
27.96 Acres

in the
THOMAS RATTON SURVEY,
ABSTRACT NO. 782
TRACT 10
CITY OF ANNA
COLLIN COUNTY, TEXAS

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	3,780	0.087
2	Block A	2,700	0.062
3	Block A	2,700	0.062
4	Block A	2,700	0.062
5	Block A	2,700	0.062
6	Block A	2,700	0.062
7	Block A	3,240	0.074
8	Block A	3,240	0.074
9	Block A	2,700	0.062
10	Block A	2,700	0.062
11	Block A	2,700	0.062
12	Block A	4,320	0.099
1	Block B	3,510	0.081
2	Block B	2,700	0.062
3	Block B	2,700	0.062
4	Block B	2,700	0.062
5	Block B	3,240	0.074
6	Block B	3,240	0.074
7	Block B	2,700	0.062
8	Block B	2,700	0.062

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
9	Block B	2,700	0.062
10	Block B	2,700	0.062
11	Block B	2,700	0.062
12	Block B	2,700	0.062
13	Block B	3,576	0.082
1	Block C	3,780	0.087
2	Block C	2,700	0.062
3	Block C	2,700	0.062
4	Block C	2,700	0.062
5	Block C	2,700	0.062
6	Block C	2,700	0.062
7	Block C	3,456	0.079
8	Block C	3,456	0.079
9	Block C	2,700	0.062
10	Block C	2,700	0.062
11	Block C	2,700	0.062
12	Block C	2,700	0.062
13	Block C	2,700	0.062
14	Block C	3,780	0.087
15	Block C	3,780	0.087

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block D	5,501	0.126
2	Block D	4,501	0.103
3	Block D	4,501	0.103
4	Block D	4,501	0.103
5	Block D	4,501	0.103
16	Block C	2,700	0.062
17	Block C	2,700	0.062
18	Block C	2,700	0.062
19	Block C	2,700	0.062
20	Block C	2,700	0.062
21	Block C	3,456	0.079
22	Block C	3,456	0.079
23	Block C	2,700	0.062
24	Block C	2,700	0.062
25	Block C	2,700	0.062
26	Block C	2,700	0.062
27	Block C	2,700	0.062
28	Block C	3,780	0.087
29	Block C	8,804	0.202
30	Block C	8,797	0.202

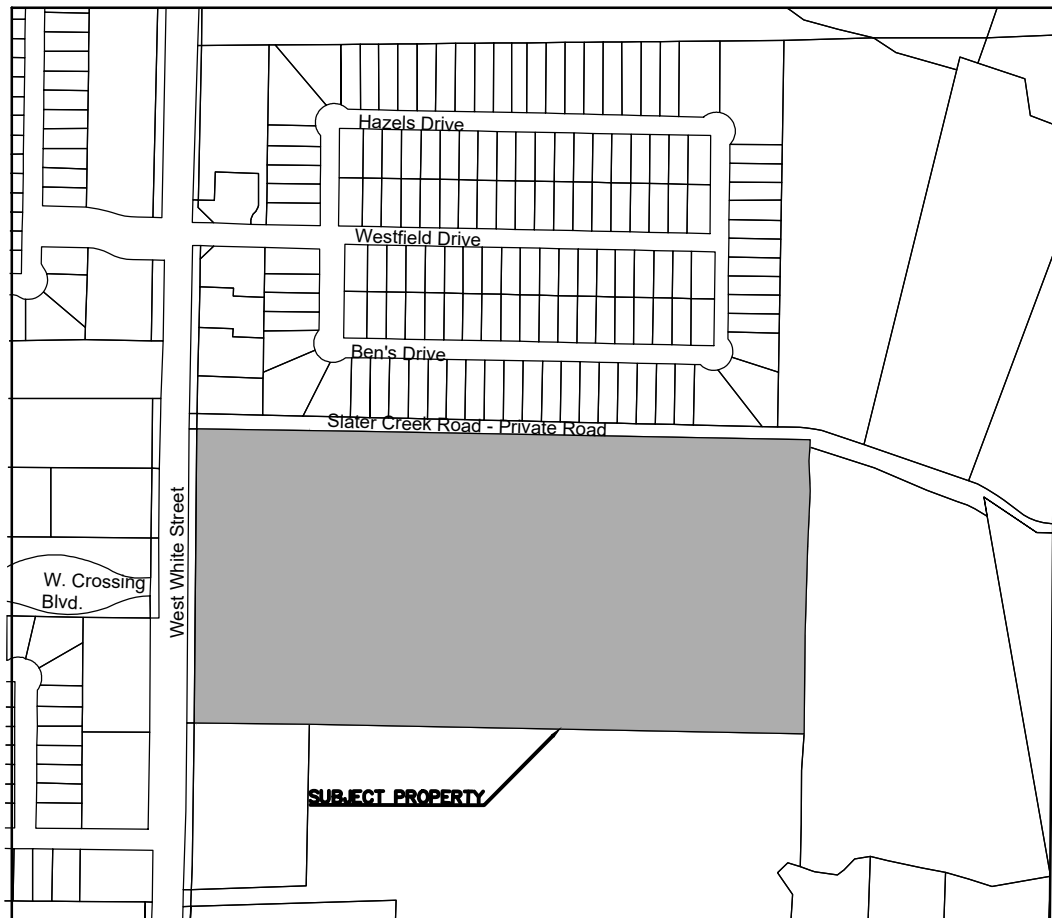
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
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2	Block D	4,501	0.103
3	Block D	4,501	0.103
4	Block D	4,501	0.103
5	Block D	4,501	0.103
6	Block D	4,501	0.103
7	Block D	4,501	0.103
8	Block D	4,501	0.103
9X	Block D	4,501	0.103
10	Block D	4,529	0.104
11	Block D	4,700	0.108
12	Block D	4,992	0.115
13	Block D	4,722	0.108
14	Block D	6,573	0.151
15	Block D	12,101	0.278
16	Block D	9,449	0.217
17	Block D	5,820	0.134
18	Block D	5,617	0.129
19	Block D	5,055	0.116
20	Block D	4,762	0.109

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	Block D	4,725	0.108
22	Block D	4,725	0.108
23	Block D	4,725	0.108
24	Block D	4,725	0.108
25	Block D	6,850	0.157
26	Block D	5,026	0.115
27	Block D	4,803	0.110
28	Block D	4,581	0.105
29	Block D	6,231	0.143
30	Block D	7,203	0.165
31	Block D	5,721	0.131
32	Block D	6,236	0.143
33	Block D	7,874	0.181
34	Block D	8,055	0.185
35	Block D	5,949	0.137
36	Block D	5,153	0.118
37	Block D	5,001	0.115
38	Block D	5,002	0.115
39	Block D	4,893	0.112
40	Block D	4,695	0.108

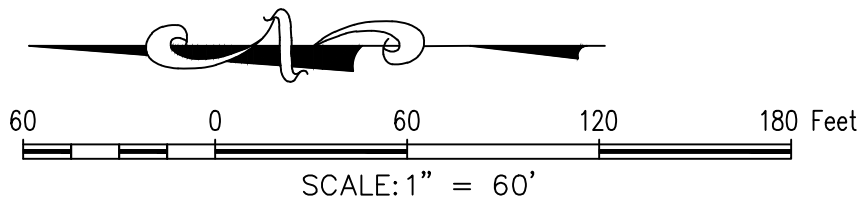
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
41	Block D	7,347	0.169
42	Block D	9,542	0.219
43	Block D	5,645	0.130
44	Block D	5,081	0.117
45	Block D	5,113	0.117
46	Block D	4,901	0.113
47	Block D	4,689	0.108
48	Block D	4,641	0.107
49	Block D	4,895	0.112
50	Block D	5,155	0.118
51	Block D	5,183	0.119
52	Block D	5,184	0.119
53	Block D	5,186	0.119
54	Block D	5,175	0.119
55	Block D	5,036	0.116
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57	Block D	4,543	0.104
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LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
61	Block D	4,500	0.103
62	Block D	4,500	0.103
63	Block D	4,500	0.103
64	Block D	5,500	0.126
65X	Block D	12,598	0.289
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67X	Block D	15,303	0.351
1	Block E	5,501	0.126
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3	Block E	4,500	0.103
4	Block E	4,444	0.102
5	Block E	7,507	0.172
6	Block E	8,266	0.190
7	Block E	8,498	0.195
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9	Block E	4,501	0.103
10	Block E	4,501	0.103
11	Block E	5,501	0.126
1	Block F	5,501	0.126
2	Block F	4,501	0.103

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
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4	Block F	4,501	0.103
5	Block F	4,501	0.103
6	Block F	4,501	0.103
7	Block F	5,501	0.126
8	Block F	5,501	0.126
9	Block F	4,501	0.103
10	Block F	4,503	0.103
11	Block F	4,588	0.105
12	Block F	4,842	0.111
13	Block F	5,103	0.117
14	Block F	6,344	0.146



VICINITY MAP
SCALE: 1" = 600'



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Colby Harlow - Trustee
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DRAWN BY: AM DATE: 11-10-2021 SCALE: 1" = 60' JOB. No.

CONCEPT PLAN

Bridge Tower GP
Residential & Commercial
88 SF-Z Lots
53 SF-TH Lots &
2 Commercial Lots
4 Common Area Lots
27.96 Acres
in the
THOMAS RATTON SURVEY,
ABSTRACT NO. 782
TRACT 10
CITY OF ANNA
COLLIN COUNTY, TEXAS



January 20, 2022

Ross Altobelli
Director of Development Services
City of Anna, Texas 75409

Mr. Altobelli:

This letter is to address our request for an exception to the City's requirement that lots within the SF-TH zoning district are required to have minimum lot depth of 160 feet. The basis for which we are asking for this change is due to the following reasons:

- Current TH buildings do not require 160' deep lots.
- Current TH standards in most municipalities/developments only require a minimum of 80' deep lots.
- Current design standards argue that lot depth should not be more than 3 times the lot width.

The current City standard of 160' minimum lot depth is actually larger than any of the single-family lot depths. For example, the SF-Z minimum lot dept is only 100 feet.

Because of these reasons, we believe that the proposed development should be granted the lot depth exception. We appreciate your help in reviewing our request and preparing it for review by the Planning and Zoning Commission. Please do not hesitate to contact me if you have any questions.

Sincerely,



Josh Barton, P.E.
Senior Project Manager
MCADAMS

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

WILL DEVELOPERS clean up tree line by fence on Slater Creek Rd?
Will there be a traffic signal at entrance on White St?
Price Range of Townhomes & single family homes in subdivision?
Name of subdivision

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

Steve Enkle
Name (Please Print)

Signature

818 Beng Dr, Anna, 75409
Address

Date

1/31/22

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

February 7, 2022

Concept Plan: Bridge Tower GP Residential & Commercial

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

AGENDA ITEM:

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

SUMMARY:

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

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the conceptual lot layout and related site improvements associated with the future single-family development and commercial development. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit

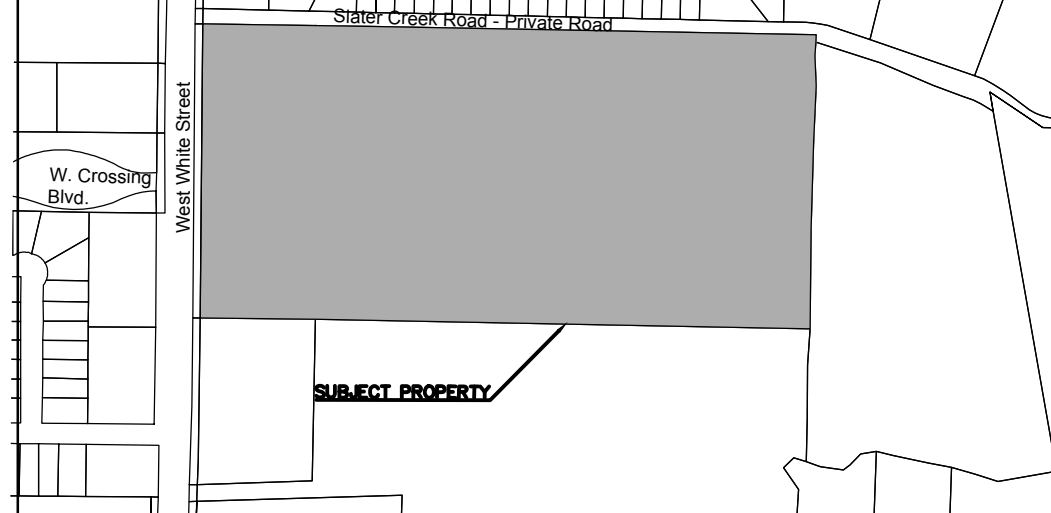
EXHIBIT A

HASSAN AZIZ
ABS A0331 JOHN C FARRIS
SURVEY, TRACT 6, 1.915 ACRES
ZONING: C-1
LAND-USE: VACANT

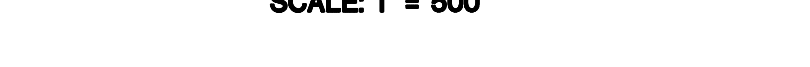
YELLOW W. LAND CO, LLC
ABS A0331 JOHN C FARRIS SURVEY,
TRACT 7, 3.826 ACRES
ZONING: PD-C
LAND-USE: VACANT

WEST CROSSING, PHASE 1
BL E & BL D
ZONING: PD-R
LAND-USE: SINGLE FAMILY

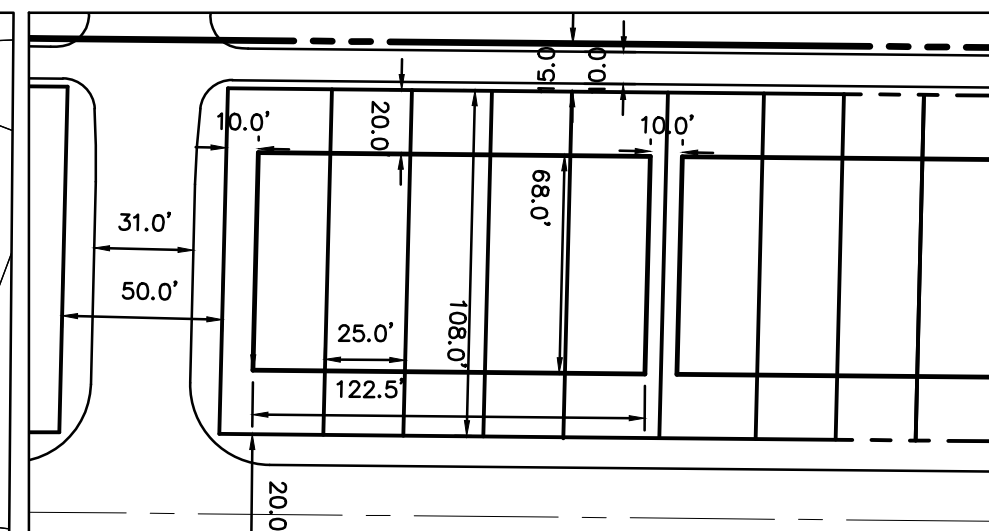
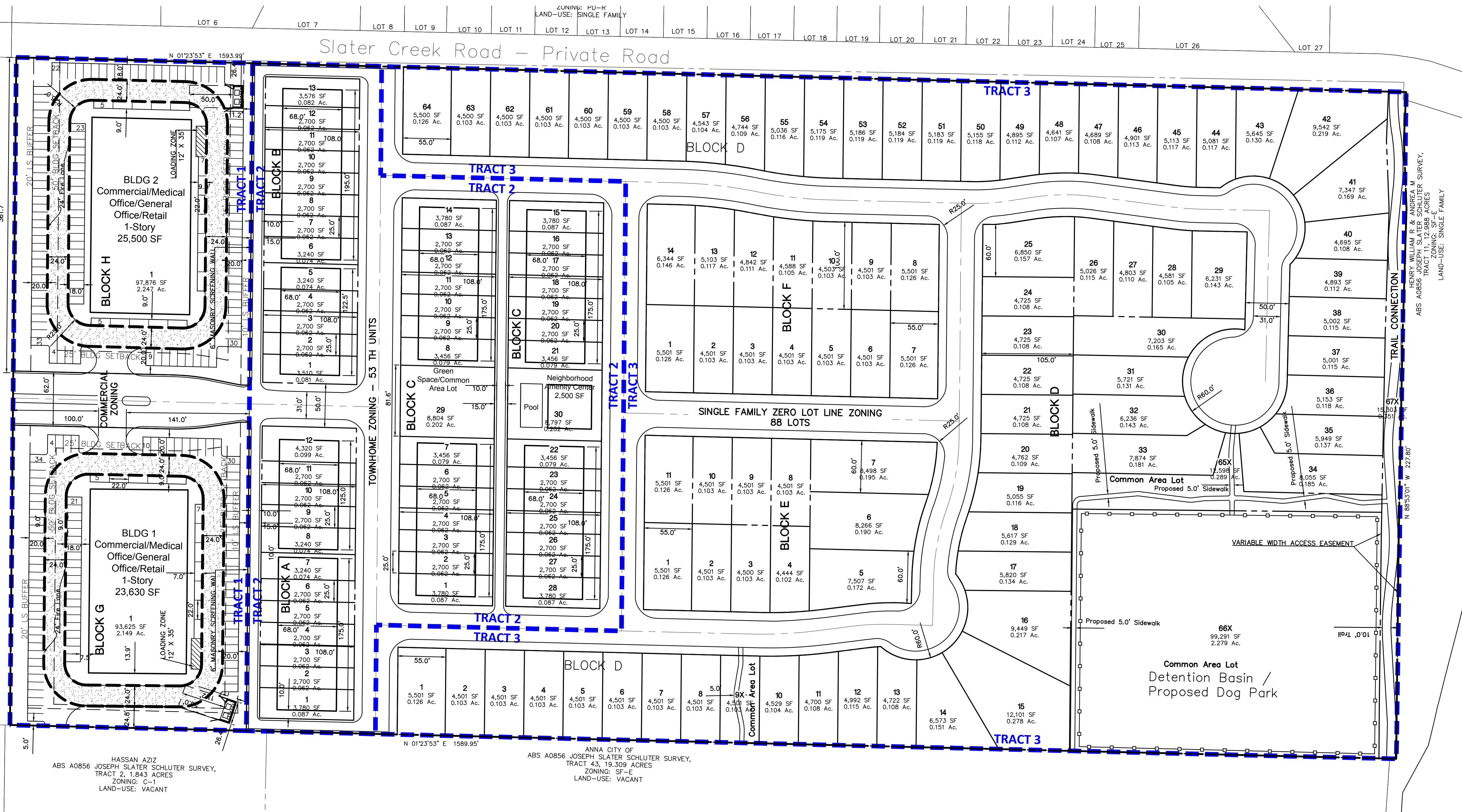
ANNA EYE CARE
SETTLERS WAY, BL. B, LT. 32R-2
ZONING: C-1
LAND-USE: RETAIL



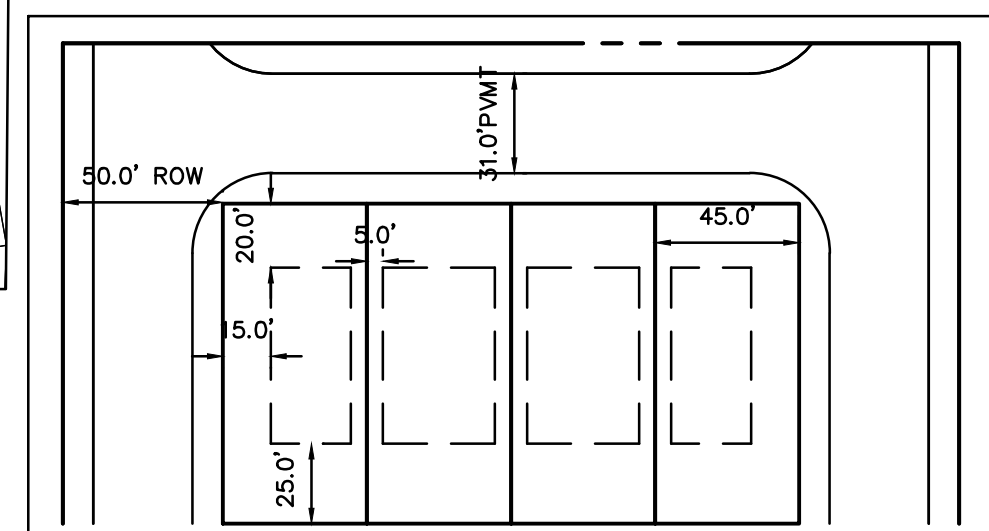
PLAN
SCALE: 1" = 60'



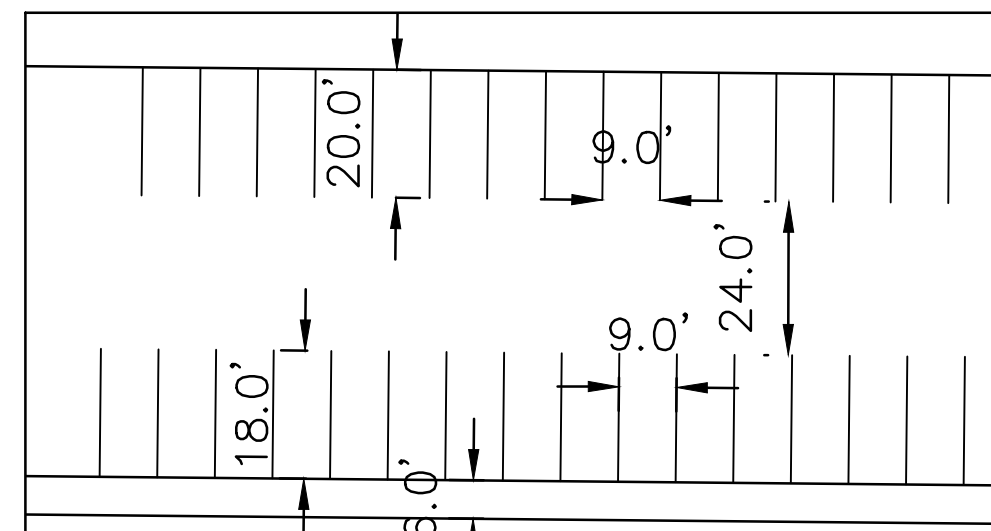
0 60 120 180 Feet
SCALE: 1" = 60'



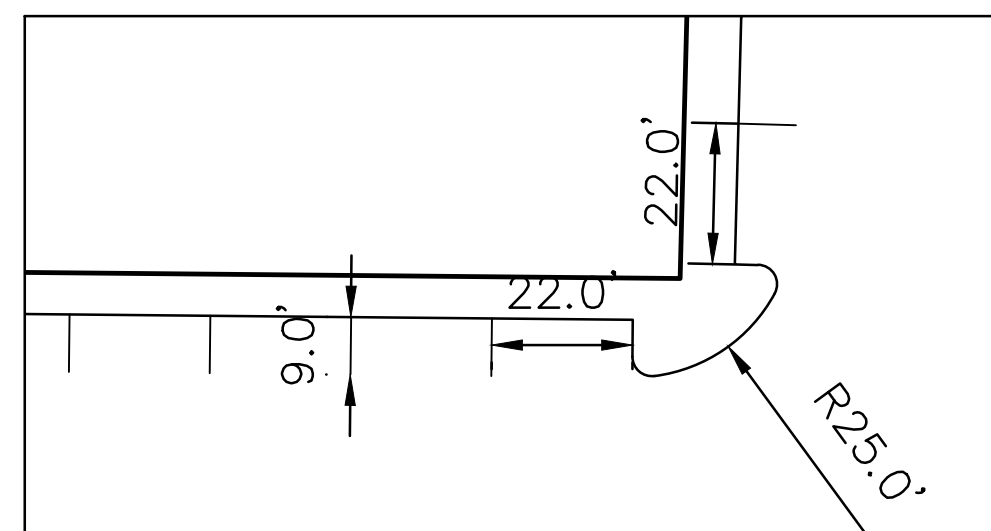
TYPICAL SF-TH LOT DETAIL
SCALE: 1" = 60'



TYPICAL SF-Z LOT DETAIL
SCALE: 1" = 60'



TYPICAL HEAD IN PARKING STALL
SCALE: 1" = 30'



TYPICAL PARALLEL PARKING STALL
SCALE: 1" = 30'

Site Data Summary Table			
General Site Data	Tract 1	Tract 2	Tract 3
	Commercial	Townhome	Single Family
Zoning	C-1	SF-TH	SF-Z
Land-Use	Commercial/ Medical/ General Office/ Retail	Townhome	Single Family
Minimum Lot Area	20,000 sf	N/A	4,500 sf
Building Size	49,130 sf	2,700 sf	1,200 sf
Maximum Height	25.0 ft / 1 story	35 ft	35 ft
Max. Lot Coverage	16%	21%	63%
Total Land Area	4.57 ac	5.93 ac	17.47 ac
Minimum Lot Width	60'	25'	45'
Minimum Lot Depth	100'	108'	100'
Number of Lots	2	53	88
Parking			
Parking Ratio (Medical Office)	5 per 1,000 GSF	N/A	N/A
Required (49,130 sf)	244		
Provided	249		

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Contact: amiller@mcadamsco.com

1. All dumpster's will be screened with a 7' masonry screening wall and gates with metal gates.
2. Parking shall be provided in accordance with Section 9.04.037. Parking ratio is shown at most intense proposed use per City of Anna Zoning Ordinance.
3. Detention basin sized to accommodate both commercial and residential portions of the development.

TRACT LINE
TRACT 1: SHALL FOLLOWING THE ZONING
STANDARDS PER SECTION 9.04.021, C-1
GENERAL BUSINESS DISTRICT OF THE
CITY OF ANNA, TEXAS ZONING
ORDINANCE.

TRACT 2: SHALL FOLLOW THE ZONING STANDARDS PER SECTION 9.04.014 SF-Z SINGLE FAMILY RESIDENCE DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

TRACT 3: SHALL FOLLOWING THE ZONING STANDARDS PER SECTION 9.04.015, SF-TH SINGLE FAMILY TOWNHOME DISTRICT OF THE CITY OF ANNA, TEXAS ZONING ORDINANCE.

Revisions: 01/21/2022



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DRAWN BY: AM DATE: 11-10-2021 SCALE: 1" = 60' JOB. No.

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Bridge Tower GP
Residential & Commercial
88 SF-Z Lots
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2 Commercial Lots
4 Common Area Lots
27.96 Acres

in the
THOMAS RATTON SURVEY,
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TRACT 10
CITY OF ANNA
COLLIN COUNTY, TEXAS

File: W:\Projects\111\111201107080\04-Production\Drawings and CAD\Tables\Tables\2022.01.19 - Land Plan
Printed: 1/17/2022 10:24 AM by Ashton Miller - Sheet: 1/21/2022 9:52 AM by onlinet

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	3,780	0.087
2	Block A	2,700	0.062
3	Block A	2,700	0.062
4	Block A	2,700	0.062
5	Block A	2,700	0.062
6	Block A	2,700	0.062
7	Block A	3,240	0.074
8	Block A	3,240	0.074
9	Block A	2,700	0.062
10	Block A	2,700	0.062
11	Block A	2,700	0.062
12	Block A	4,320	0.099
1	Block B	3,510	0.081
2	Block B	2,700	0.062
3	Block B	2,700	0.062
4	Block B	2,700	0.062
5	Block B	3,240	0.074
6	Block B	3,240	0.074
7	Block B	2,700	0.062
8	Block B	2,700	0.062

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
9	Block B	2,700	0.062
10	Block B	2,700	0.062
11	Block B	2,700	0.062
12	Block B	2,700	0.062
13	Block B	3,576	0.082
1	Block C	3,780	0.087
2	Block C	2,700	0.062
3	Block C	2,700	0.062
4	Block C	2,700	0.062
5	Block C	2,700	0.062
6	Block C	2,700	0.062
7	Block C	3,456	0.079
8	Block C	3,456	0.079
9	Block C	2,700	0.062
10	Block C	2,700	0.062
11	Block C	2,700	0.062
12	Block C	2,700	0.062
13	Block C	2,700	0.062
14	Block C	3,780	0.087
15	Block C	3,780	0.087

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block D	5,501	0.126
2	Block D	4,501	0.103
3	Block D	4,501	0.103
4	Block D	4,501	0.103
5	Block D	4,501	0.103
16	Block C	2,700	0.062
17	Block C	2,700	0.062
18	Block C	2,700	0.062
19	Block C	2,700	0.062
20	Block C	2,700	0.062
21	Block C	3,456	0.079
22	Block C	3,456	0.079
23	Block C	2,700	0.062
24	Block C	2,700	0.062
25	Block C	2,700	0.062
26	Block C	2,700	0.062
27	Block C	2,700	0.062
28	Block C	3,780	0.087
29	Block C	8,804	0.202
30	Block C	8,797	0.202

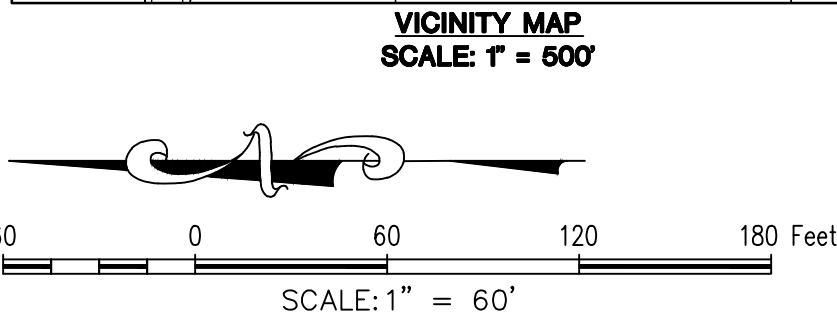
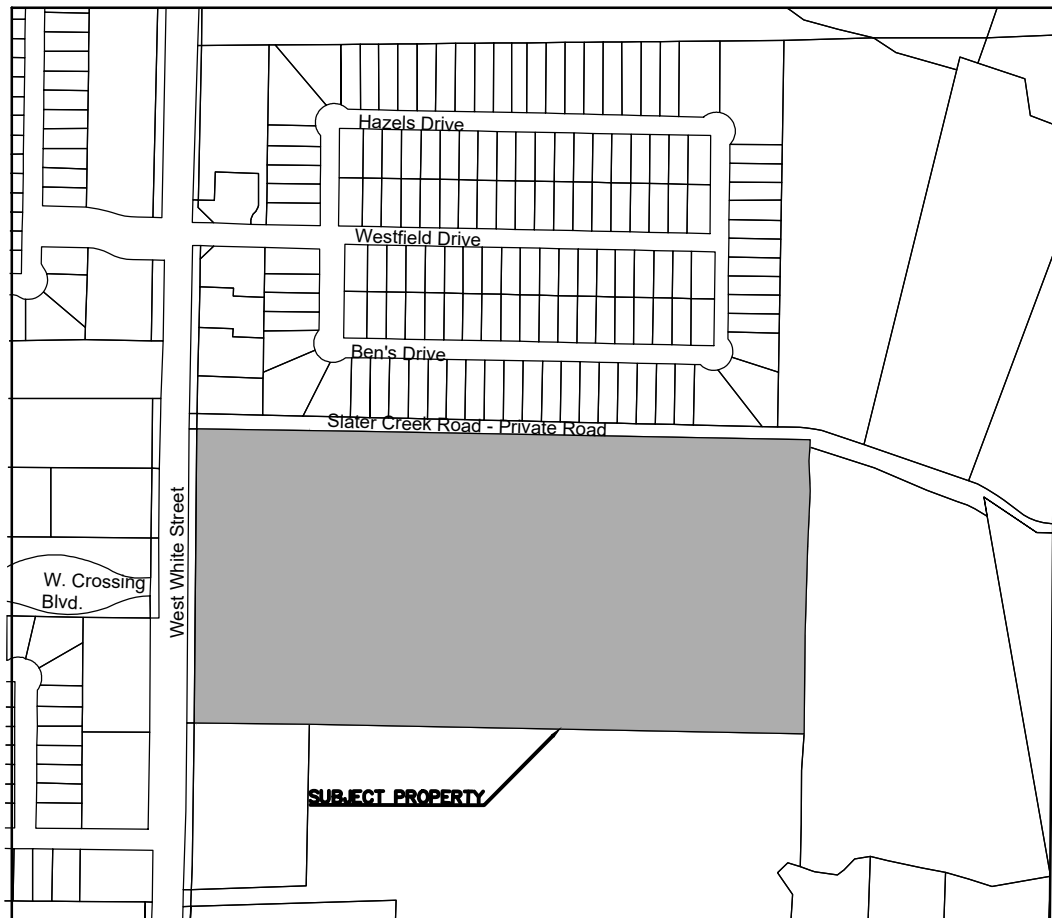
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4	Block D	4,501	0.103
5	Block D	4,501	0.103
6	Block D	4,501	0.103
7	Block D	4,501	0.103
8	Block D	4,501	0.103
9X	Block D	4,501	0.103
10	Block D	4,529	0.104
11	Block D	4,700	0.108
12	Block D	4,992	0.115
13	Block D	4,722	0.108
14	Block D	6,573	0.151
15	Block D	12,101	0.278
16	Block D	9,449	0.217
17	Block D	5,820	0.134
18	Block D	5,617	0.129
19	Block D	5,055	0.116
20	Block D	4,762	0.109

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	Block D	4,725	0.108
22	Block D	4,725	0.108
23	Block D	4,725	0.108
24	Block D	4,725	0.108
25	Block D	6,850	0.157
26	Block D	5,026	0.115
27	Block D	4,803	0.110
28	Block D	4,581	0.105
29	Block D	6,231	0.143
30	Block D	7,203	0.165
31	Block D	5,721	0.131
32	Block D	6,236	0.143
33	Block D	7,874	0.181
34	Block D	8,055	0.185
35	Block D	5,949	0.137
36	Block D	5,153	0.118
37	Block D	5,001	0.115
38	Block D	5,002	0.115
39	Block D	4,893	0.112
40	Block D	4,695	0.108

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
41	Block D	7,347	0.169
42	Block D	9,542	0.219
43	Block D	5,645	0.130
44	Block D	5,081	0.117
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46	Block D	4,901	0.113
47	Block D	4,689	0.108
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10	Block E	4,501	0.103
11	Block E	5,501	0.126
1	Block F	5,501	0.126
2	Block F	4,501	0.103

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
3	Block F	4,501	0.103
4	Block F	4,501	0.103
5	Block F	4,501	0.103
6	Block F	4,501	0.103
7	Block F	5,501	0.126
8	Block F	5,501	0.126
9	Block F	4,501	0.103
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4 Common Area Lots
27.96 Acres
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THOMAS RATTON SURVEY,
ABSTRACT NO. 782
TRACT 10
CITY OF ANNA
COLLIN COUNTY, TEXAS

Provident SFR - Annexation & Zoning

COUNTY ROAD 288

COUNTY ROAD 828

COUNTY ROAD 827

COUNTY ROAD 287

W FM 455

THE CITY OF
Anna

N

200' Notice Boundary

City Limits

ETJ

Subject Property

0 325 650 1,300 Feet

January 2022

CITY OF ANNA
PLANNING & ZONING COMMISSION

February 7, 2022

Public Hearing: Zoning – Anna West

Applicant: Yn, LLC

DESCRIPTION:

Request to annex and establish zoning on 43.9± acres located on the north side of F.M. 455, 250± feet west of CR 287.

The proposed zoning will be Planned Development-Multiple-Family Residential – High Density (PD-MF-2).

REMARKS:

The applicant is proposing multiple-family zoning standards in order to allow for a layout that would support two-story, one- and two-bedroom unit buildings.

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

A concept plan (Exhibit A), Anna West, accompanies this request.

Surrounding Land Uses and Zoning

North	Single-family residences located in the Extraterritorial Jurisdiction (ETJ).
East	Vacant land located in the Extraterritorial Jurisdiction (ETJ).
South	Vacant land located in the Extraterritorial Jurisdiction (ETJ).
West	Vacant land located in the Extraterritorial Jurisdiction (ETJ).

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2. This Planned Development is to allow for a low-density, multiple-family residence. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for multiple-family residences.

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

Two-Story Building Setback – The MF-2 zoning (Sec. 9.04.020) contains two provisions regarding the setback for buildings that exceed one-story in height.

The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.

A portion of the building that is no more than one story tall shall observe a minimum setback from the rear property line of 15 feet. Any portion of the building that is more than one story tall shall observe a minimum setback from the rear property line of 25 feet.

- The applicant is requesting to waive the 60-foot setback for two story buildings adjacent to existing single-family. The property's rear yard is adjacent to a property located within the ETJ with an existing single-family, detached dwelling on it. The existing single-family dwelling is greater than 300 feet from the property line and separated by a dense tree line. Properties within the ETJ do not follow zoning regulations and can change from residential to commercial without notifying the city. As illustrated on the concept plan, the setbacks are following all other provisions of the MF-2 zoning district. The buildings are setback greater than 50 feet from the rear yard and greater than 15 feet from the side yards.

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

- The applicant is proposing to reduce the required covered parking from 449 (75%) to 337 (56%). Most units will have direct access to private one- or two-car garages.

Screening fence - The MF-2 zoning requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way.

- The applicant is requesting to install a six-foot-high ornamental metal fence with masonry columns. Being located in the ETJ and with a portion of the property within the 100-year floodplain, an ornamental fence will soften the appearance of the development.

Refuse Facilities - Rather than have multiple dumpsters, the application is proposing one compactor on-site. Additionally, the development will utilize a valet waste service to collect residents trash directly on scheduled days.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 5: Great Housing Opportunities
 - i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.
 - ii. Diverse housing choices for all family generations

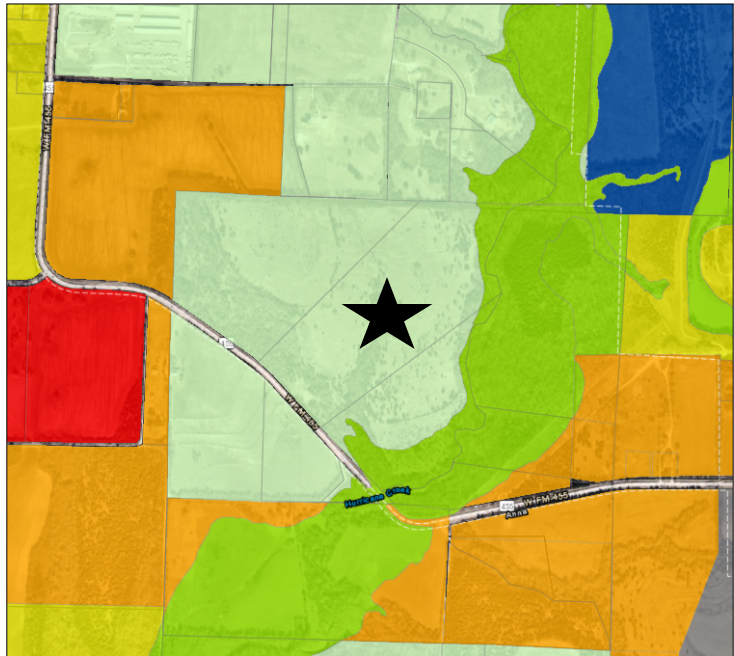
City of Anna Goals for 2026

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth
 - ii. Have a diverse range of housing choices available in Anna

Future Land Use Plan

The Future Land Use Plan designates this property as Ranching & Agriculture (RA). This category is only generally defined within the current Comprehensive Plan.

Character & Intent: Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.



Land Use Considerations: Farming, ranching and wildlife management as well as single-family detached homes and supporting structures, agriculture related tourism, local food production and distributed energy generation. Cluster Residential may be permitted within a larger Ranching and Agriculture property if an amount of open space equal to the platted lots is preserved and water and wastewater requirements can be met.

The Anna 2050 Future Land Use Plan identifies areas that require significant infrastructure improvements as Ranching & Agricultural but could develop as Cluster Residential. The proposed low-density multiple-family residence meets the intent of the Cluster Residential designation. The development will be able to connect to existing and future city water and sewer lines. The proposed development will dedicate right-of-way for FM 455, the major road identified on the Thoroughfare Plan.

SUMMARY:

Request to zone 43.9± acres located on the north side of F.M. 455, 250± feet west of CR 287 to Planned Development-Multiple-Family Residential – High Density (MF-2) with modified development standards for multiple-family residences on one lot. The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Anna 2050 Comprehensive Plan. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval as follows:

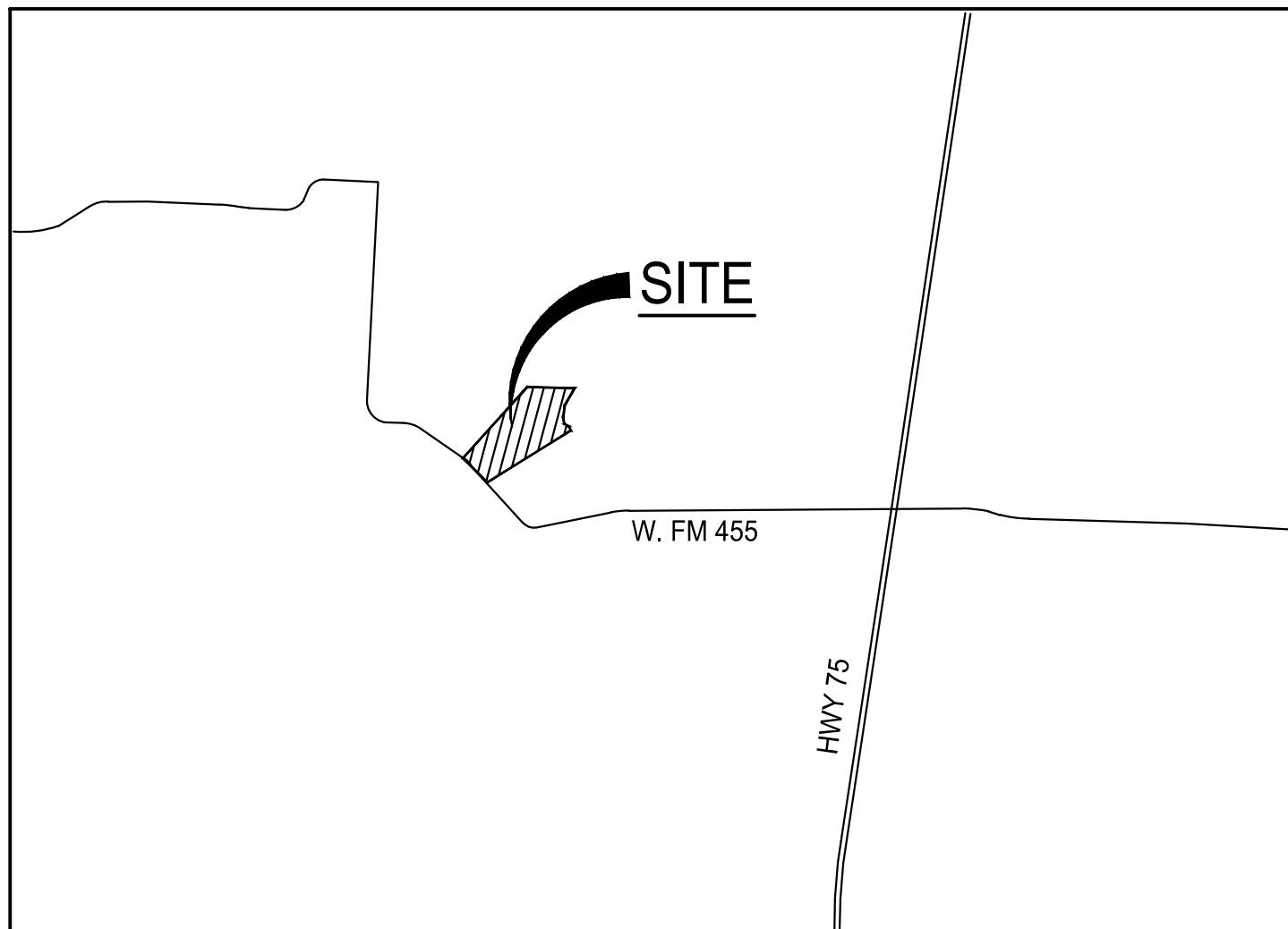
Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (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 MF-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - A. Maximum number of units: 299
 - B. Two-story setback: Two-story buildings shall be set back a minimum of 25 feet when adjacent to properties with existing single-family, detached dwellings.
 - C. Covered parking: 56% of the required parking must be covered.
 - D. Fencing on any perimeter not abutting a public right-of-way shall consist of ornamental metal fence, such as wrought iron or tubular steel not less than six feet in height along with masonry columns at no more than 50-foot intervals.
 - E. Refuse facilities: Trash compactors shall be permitted as an alternative to individual refuse facility locations. Trash compactor facilities shall be screened

from view on three sides by a masonry wall not less than seven feet nor more than eight feet in height. Solid metal gates for an equal height to the enclosure height must be provided on the truck collection side of the enclosure.

1. SITE WILL BE PLATTED AS ONE (1) LOT: BLOCK A, LOT 1.
2. SITE WILL NOT HAVE MULTIPLE PHASES.
3. 90° STALLS ARE 9'X18' UNLESS OTHERWISE SPECIFIED.
4. ALL PAVEMENT MEASUREMENTS ARE FACE-TO-FACE UNLESS OTHERWISE SPECIFIED.
5. PARALLEL PARKING STALLS ARE 9'X22' UNLESS OTHERWISE SPECIFIED.
6. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
7. ONSITE CIRCULATION SIDEWALKS ARE LOCATED BETWEEN THE BUILDING PODS AND THE PARALLEL PARKING SPACES. SIDEWALKS SHALL BE A MINIMUM OF 4' IN WIDTH.
8. UNITS WHERE FLOOR PLAN IS NOT ILLUSTRATED ARE 3-BEDROOM, 2-STORY, 2-GARAGE DWELLING UNITS.

THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X AND ZONE A, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0155J, EFFECTIVE DATE JUNE 2, 2009.



Item	Lot 1
General Site Data	
Zoning	PD-MF-2
Land Use (from Zoning Ordinance)	Multiple Family Residence
Lot Area (square feet & acres)	1,911,346.8 sf [43.89 ac.]
Building Footprint Area (square feet)	311,745 sf
Total Building Area (square feet)	416,086 sf
Building Height (# of stories)	2 stories
Building Height (feet - distance to tallest building element)	26'-6"
Lot Coverage (percent - x.xx%)	24.36%
Multifamily Units	
# of studios / Minimum square feet	N/A
# of 1 bedrooms / Minimum square feet	95 / 833 sf
# of 2 bedrooms / Minimum square feet	132 / 1,077 sf
# of 3 bedrooms / Minimum square feet	72 / 1,577 sf
Total Unit Count	299
Parking	
Parking Ratio (from Zoning Ordinance)	2/unit + 0.25 guest parking/unit
Required Parking (# of spaces)	673
Required Covered Parking (# of spaces)	Total Spaces/2 = 337
Provided Parking (# of spaces)	674
Provided Covered Parking (# of spaces)	347
Accessible Parking Required (# of spaces)	13
Accessible Parking Provided (# of spaces)	13
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	
	5,392 s.f.
Additional interior landscape area provided (square feet)	37,461 s.f.
Total Landscape Area (square feet)	1,386,152.7 s.f.

CITY OF ANNA OPEN SPACE ANALYSIS			
REQUIRED			
TYPE	REQUIREMENT	# OF	TOTAL
1 BEDROOM	600 S.F.	95	57,000 S.F.
2 BEDROOMS	900 S.F.	132	118,800 S.F.
3 BEDROOMS	1,200 S.F.	72	86,400 S.F.
TOTAL:			262,200 S.F.
PROVIDED			
TYPE	AREA		% OF TOTAL SPACE
AMENITY CENTER AREA	36,621 S.F.		2.4%
DETENTION POND (AREA DIVIDED BY 2)	93,727 S.F.		6.2%
LANDSCAPED OPEN SPACE	1,386,152.7 S.F.		91.4%
TOTAL	1,516,500 S.F.		

CONCEPTUAL SITE PLAN
ANNA WEST
BLOCK A, LOT 1
±43.878-ACRE TRACT OF LAND

OUT OF THE
J.M. KINCAIDE SURVEY, ABSTRACT NO. 510
CITY OF ANNA EXTRATERRITORIAL JURISDICTION, COLLIN COUNTY, TEXAS

DATE: JANUARY 24, 2022

OWNER	ENGINEER / PREPARER	SURVEYOR
YN, LLC	COLE DESIGN GROUP	COLE DESIGN GROUP
1062 MILLER ROAD	6175 MAIN STREET	6175 MAIN STREET
ALLEN, TX 75013	SUITE 367	SUITE 367
PHONE: 575.769.2141	FRISCO, TEXAS 75034	FRISCO, TEXAS 75034
JAYA DEEPIKA BATHINA	PHONE: 469.880.7919	PHONE: 940.440.2696
	DYLAN T. BLACKSHEAR, P.E.	DANIEL L. JACKSON, RPLS

DEVELOPER/OWNER:

PROVIDENT REALTY ADVISORS
10210 N. CENTRAL EXPRESSWAY
SUITE 300
DALLAS, TX 75231
PHONE 972-385-4155

This document is released
for the purpose of
preliminary review
under the authority of
DYLAN T.
BLACKSHEAR
P.E. No. 117571
date: 1/28/22.

It is not to be used for
bidding, permitting or
construction purposes.

ANNA WEST
FM 455
CITY OF ANNA ETJ, TEXAS

CONCEPT PLAN

+ DALLAS

DESIGN/CALC BY

DRAWN BY _____

CHECKED BY _____

DRAWING SCALE

DATE 1 / 28 / 2033

Job Number
21-0180

Sheet Number

EXH.01

CITY OF ANNA
PLANNING & ZONING COMMISSION

February 7, 2022

Concept Plan: Anna West, Block A, Lot 1

Applicant: YN, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna West, Concept Plan.

SUMMARY:

Multiple-family residence on one lot on 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287. Currently zoned: Extraterritorial Jurisdiction (ETJ) and SF-E Single-Family Residential.

This concept plan is associated with the annexation and zoning request to allow a multiple-family residential development with modified development standards and is contingent upon approval of that request.

The purpose for the concept plan is to show the future multiple-family residential development and related site improvements.

RECOMMENDATION:

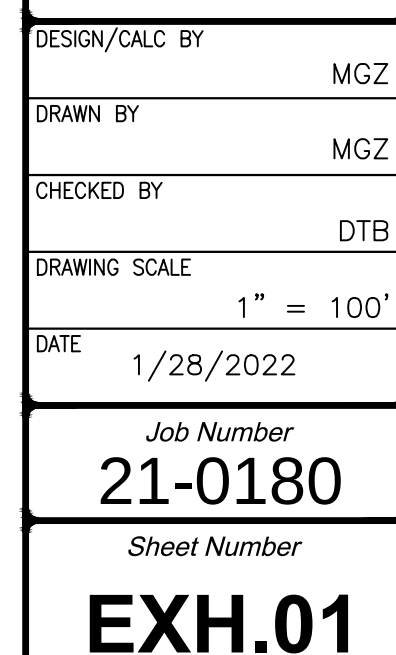
Recommended for approval subject to City Council approval of the annexation and zoning request.

ATTACHMENTS:

Locator
Exhibit

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THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X AND ZONE A, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0155J, EFFECTIVE DATE JUNE 2, 2009.



CITY OF ANNA
PLANNING & ZONING COMMISSION

February 7, 2022

Agenda Item Text Amendments – Appendix 2. Schedule of Uses

DESCRIPTION:

Request a recommendation on proposed amendments to Appendix 2. Schedule of Uses within Article 9.04 Zoning Ordinance of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances.

REMARKS:

To add a level of protection for residential neighborhoods located immediately adjacent to commercial zoning districts staff is recommending amendments to the Schedule of Uses (Appendix 2) by requiring the issuance of specific use permits (SUP) for specific land uses.

An SUP allows the city to evaluate a land use as to its probable effect on the adjacent property and the community welfare and gives the city greater authority in either approving or denying as the findings indicate appropriate with regard to the health, safety and welfare of the general public. Additionally, by requiring the issuance of a SUP for a land use additional development standards and operational conditions and safeguards area allowed to be considered for the general welfare and protection of adjacent property and the community as a whole.

Additionally, staff is recommending allowing the Townhouse land use classification within the SF-TH Townhome District.

SUMMARY:

One of the Planning & Zoning Commission's duties is to hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations. Changes to the zoning regulations may only be amended by ordinance which requires a public hearing before the Planning & Zoning Commission and City Council.

The recommended amendments to the Schedule of Uses (Table 1, 4, and 5) within the zoning ordinance will add a level of protection for residential neighborhoods immediately adjacent to commercial zoning in addition to allowing a land use within the zoning district it was intended for. A comprehensive evaluation of Appendix 2. Schedule of Uses and associated land uses and definitions will be completed as part of the future amendments to the Planning & Development Regulation.

RECOMMENDATION:

Recommended for approval as follows: (changes to types of uses being recommended are highlighted yellow - additions are indicated in underlined text; deletions are indicated in strikethrough text).

APPENDIX 2. SCHEDULE OF USES

No land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following schedule of uses:

Table 1	Residential Uses
Table 4	Automobile and Related Service Uses
Table 5	Office, Retail, Commercial, and Service Type Uses

LEGEND FOR INTERPRETING SCHEDULE OF USES

Y Designates use permitted in district indicated.

Designates use prohibited in district indicated.

S Designates use which may be approved as specific use permit.

The numbers in the “Def” column refer to descriptions/definitions listed in [appendix 3](#), descriptions/definitions of uses.

Additional regulations relating to use of land and buildings in individual zoning districts are listed in [sections 9.04.008](#) through [9.04.032](#) of this article.

SCHEDULE OF USES
TABLE 1. RESIDENTIAL USES

[illegible]

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	NC	C-2	CB RD	C-3	O-1	I-1	I-2
Manufactured housing, HUD-code	3.1.10									Y	Y											
Manufactured home park	3.1.12										Y											
Manufactured home subdivision	3.1.13									Y												
Mobile home	3.1.14																					
Motel, motor hotel, or motor lodge	3.1.16																Y S					
Multiple-family residence (3)	3.1.17											S	Y	Y								
Patio home (2)	3.1.7							Y	Y	S	S		S	S								
Residence hotel (4)	3.1.18												Y	Y	Y S		S					
Retirement housing	3.1.19												Y	Y	S		S					
Servant's, caretaker's or guard's res.	3.1.21												S	S	S		S				S	S
Single-family dwelling, attached	3.1.22								Y			Y	††	†††								
Single-family dwelling, detached	3.1.23	†	Y	Y	Y	Y	Y	Y														
Townhouse	3.1.24								Y	Y	Y		Y	Y								
Travel trailer park	3.1.27																S					
Two-family dwelling	3.1.28								S	S	S	Y	Y	S								

* The number in this column references a description/definition listed in [appendix 3](#).

(1) See [section 9.04.033\(h\)](#) for additional regulations.

(2) See [section 9.04.033\(e\)](#) for additional regulations.

(3) See [section 9.04.033\(f\)](#) for additional regulations.

(4) See [section 9.04.033\(d\)](#) for additional regulations.

† See [section 9.04.008\(b\)\(1\)](#) of this article.

†† See [section 9.04.019\(b\)\(1\)](#) of this article.

††† See [section 9.04.020\(b\)\(1\)](#) of this article.

SCHEDULE OF USES
TABLE 4. AUTOMOBILE AND RELATED SERVICES USES

Type of Use	Def *	AG	SF -E	SF -1	SF -84	SF -72	SF -60	SF -Z	SF -TH	TF	MH -1	MH -2	MF -1	MF -2	C -1	NC	C -2	CB RD	C -3	O -1	I-1	I-2
Auto laundry (See Car wash)	3.4.1																					
Auto leasing and rental	3.4.2																Y		Y		Y	
Auto paint and body shop																					Y	Y
Auto parts sales (inside)	3.4.3														Y	Y	Y	Y	Y		Y	
Auto parts sales (outside)	3.4.4																			S	Y	S
Auto repair, major	3.4.5																			Y	Y	S
Auto repair, minor	3.4.6														S	S	Y S	S	Y			
Automobile and trailer sales area, new	3.4.7																Y		Y		Y	
Automobile and trailer sales area, used	3.4.8																S		Y		Y	S
Automobile service station (1)	3.4.9														Y†		Y††				S	S
Auto storage	3.4.10																				Y	Y
Auto wrecking yard or junkyard	3.4.11																				S	S
Bus terminal	3.4.12																Y	Y			Y	
Car wash	3.4.13														S	S	Y		S		Y	
Motorcycle sales and service	3.4.2 [sic]														S		Y		Y		Y	

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	NC	C-2	CB RD	C-3	O-1	I-1	I-2
Parking lot or parking garage, automobile	3.4.16														Y	Y	Y	Y	Y	Y	Y	Y
Parking lot or parking garage, truck	3.4.17																				Y	Y
Quick oil change facility	3.4.18														Y S	Y	Y	Y			Y	
Quick tune-up facility	3.4.19														Y S	Y	Y				Y	
Tire dealer (no outside storage)															S		Y		Y		Y	S
Tire dealer (with outside storage)																	S				Y	S
Tire retreading and recapping																	S				Y	Y
Truck and bus leasing	3.4.20																S				S	S
Truck and bus repair	3.4.21																				Y	Y
Truck or motor freight terminal	3.4.22																S				Y	Y
Truck sales	3.4.23																S				Y	
Truck stop	3.4.24																S				Y	

* The number in this column references a description/definition listed in [appendix 3](#).

(1) See [section 9.04.033\(g\)](#) for additional regulations.

† See section 9.04.023(b)(1) [[9.04.021\(b\)](#)] of this article.

†† See section 9.04.023(c)(2) [[9.04.023\(b\)\(1\)](#)] of this article.

SCHEDULE OF USES
TABLE 5. OFFICE, RETAIL, COMMERCIAL AND SERVICE TYPE USES

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	NC	C-2	CB RD	C-3	O-1	I-1	I-2
Adult entertainment establishment	3.5.1a																				S	
Adult arcade	3.5.1a(1)																				S	
Adult bookstore	3.5.1a(2)																				S	
Adult cabaret	3.5.1a(3)																				S	
Adult motion picture theater	3.5.1a(4)																				S	
Adult theater	3.5.1a(5)																				S	
Air conditioning and refrigeration contractor	3.5.1b																S		S		Y	Y
Amusement, commercial (indoor)	3.5.3a														S	S	Y	Y	Y	S	Y	S
Amusement, commercial (outdoor)	3.5.3b																				Y	S
Antique shop	3.5.4														Y		Y	Y	Y			
Arcade	3.5.5														S		S				S	S
Arts, crafts store (inside sales)															Y		Y	Y	Y			
Arts, crafts store (outdoor sales)																	S	S	S		Y	
Bakery and confectionery, retail sales	3.5.6a														Y	Y	Y	Y	Y			
Bakery and confectionery, commercial	3.5.6b														S		S	S	S		Y	Y
Bank, savings and loan, credit union	3.5.7														Y		Y	Y	Y		Y	Y
Boat sales and storage																	Y				Y	
Barber school or college	3.5.8b																Y	S	Y		Y	

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	NC	C-2	CB RD	C-3	O-1	I-1	I-2
Furniture, appliance store (inside storage)	3.5.23 [3.5.24]														Y		Y	S	Y		Y	Y
Furniture, appliance store (outside storage)	3.5.23 [3.5.24]														S		S		Y		Y	Y
Garden center (retail sales)	3.5.25														Y		Y	Y	Y		Y	
General merchandise store	3.5.26														Y		Y	Y	Y			
Gymnastic or dance studio; health club	3.5.26a														Y	Y	Y	Y	Y		S	
Heavy machinery sales																	S				Y	Y
Hotel	3.1.16														YS		YS	Y	Y			
Household appliance service and repair	3.5.23														S		Y	Y	Y		Y	
Intradermal studio	3.5.26b														S	S	S	S	S		Y	
Laboratory, medical or dental															S		Y		Y	Y	S	
Laboratory, scientific or research	3.5.27																			S	Y	Y
Laundry and cleaning, self-service	3.5.28														Y	Y	Y		Y			
Laundry and cleaning, commercial	3.5.28																				S	Y
Massage parlor	3.5.1a(6)																S				S	
Massage therapy facility	3.5.29														Y		Y	Y	Y			
Metal dealer, secondhand	3.5.30a																				Y	Y
Metal dealer, crafted precious	3.5.30b														Y		Y	Y	Y		Y	Y
Motel, motor hotel, motor lodge	3.1.16														YS		YS		Y			
Mortuary or funeral home																	Y		Y		S	
Nude modeling studio	3.5.1a(7)																S				S	

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	NC	C-2	CB RD	C-3	O-1	I-1	I-2
Office center	3.5.32														Y		S		S	Y		
Office, prof. or general administrative	3.5.33														Y		Y			Y		
Office - showroom/warehouse	3.5.34																S		S		Y	Y
Pawn shop	3.5.35																S		S		S	
Personal service shop	3.5.36														Y	Y	Y	Y	Y		S	
Pet shop	3.5.37														Y		Y	Y	Y			
Medical supplies, sales and service															S		S		Y		Y	
Newspaper printing																	S				Y	Y
Pharmacy															Y	Y	Y	Y	Y			
Plumbing, heating, refrig. or air cond. bus.	3.5.38																S				Y	S
Plumbing service	3.5.39																S				Y	S
Portable building sales	3.5.40																		S		Y	S
Post office, government and private	3.5.41														Y	Y	Y	Y	Y		Y	Y
Print shop	3.5.42														S		S				Y	Y
Private clubs (1)	3.5.42a														S		S	S	S		S	
Restaurant or cafeteria	3.5.44														Y	Y	Y	Y	Y		Y	
Retail ice and dispensed water sales	3.5.45b														S		S		S		S	S
Retail shops and stores other than listed	3.5.45a														Y	S	Y	S	Y		S	
Secondhand store, furniture/clothing	3.5.46														S	S	S	S	S		Y	

Type of Use	Def *	AG	SF-E	SF-1	SF-84	SF-72	SF-60	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	NC	C-2	CB RD	C-3	O-1	I-1	I-2
Service, retail	3.5.47														S	S	Y	Y	Y		Y	
Sexually oriented business (see Adult entertainment establishment)	3.5.48a																					
Shopping center	3.5.48b														Y	S	Y	Y	Y			
Short-term loan agency																					S	S
Studio (photographer, musician, artist)															Y	S	Y	Y	Y	Y		
Studio for radio and television															Y	S	Y	Y	Y	Y	S	
Tasting room (1)	3.5.48d																S	Y	Y	Y	Y	Y
Taxidermist															S	S	Y	Y	Y		S	
Theater (indoor)															Y	S	Y	Y	Y		S	
Theater (outdoor)	3.5.49																				Y	Y
Tool rental shop																	S	S	Y		Y	S
Trailer, manufactured housing or mobile home display and sales	3.5.50																S		S		Y	S
Trailer rental	3.5.51																S		S		Y	S
Veterinarian clinic (no outside pens)	3.5.51a														S		S	S	Y		Y	S
Veterinarian clinic (outside pens)	3.5.51b																S				Y	S
Washateria	3.5.51 [3.5.52]														S	Y	Y	Y	S		S	

* The number in this column references a description/definition listed in [appendix 3](#).

(1) See [section 9.04.033](#) special uses.