

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, March 7, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items:

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by March 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 February 7, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Dunkin Estates, Block A, Lot 1, Development Plat. Applicant: Kirby Dunkin.
7. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 1B, Final Plat. Applicant: Gehan Homes, Ltd.
8. Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lots 10R & 11R, Replat. Applicant: Seminole Anna Town Center LP.
9. Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lot 11R, Site Plan. Applicant: Seminole Anna Town Center LP.
10. Consider/Discuss/Action on a recommendation regarding the East Foster Crossing, Block A, Lot 1, Site Plan. Applicant: East Foster, LLC.

Items for Individual Consideration

11. Consider/Discuss/Action on a recommendation regarding the Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1, Final Plat. Applicant: Steven Nelson.
12. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning of 11.0± acres located at the southeast corner of Finley Boulevard and Sharp Street from Planned Development-C-2 General Commercial to Planned Development-C-2

General Commercial/MF-2 Multiple-Family Residential – High Density (PD-C-2/MF-2) (Ord. No. 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286) from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow the use of Automotive repair, major. Applicant: SAHI – ANTOINE, LLC.
- B) Consider/Discuss/Action on a recommendation regarding the Affi Addition, Block A, Lot 2R, Concept Plan.
14. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to establish zoning for 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.
15. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to establish zoning and rezone 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) in accordance with Resolution No. 2021-12-1077 for 969 single-family dwellings, detached lots and 5 commercial lots. Zoned: Extraterritorial Jurisdiction (ETJ) and SF-E Single-Family Residential. Applicant: Bloomfield Homes, LP.
- B) Consider/Discuss/Action on a recommendation regarding the Crystal Park, Concept Plan.
16. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W White Street (FM 455) from C-2 General Commercial to Planned Development-MF-2 Multiple-Family Residential – High Density. Applicant: Anna 31 Retail, LP.
- B) Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1, Concept Plan.

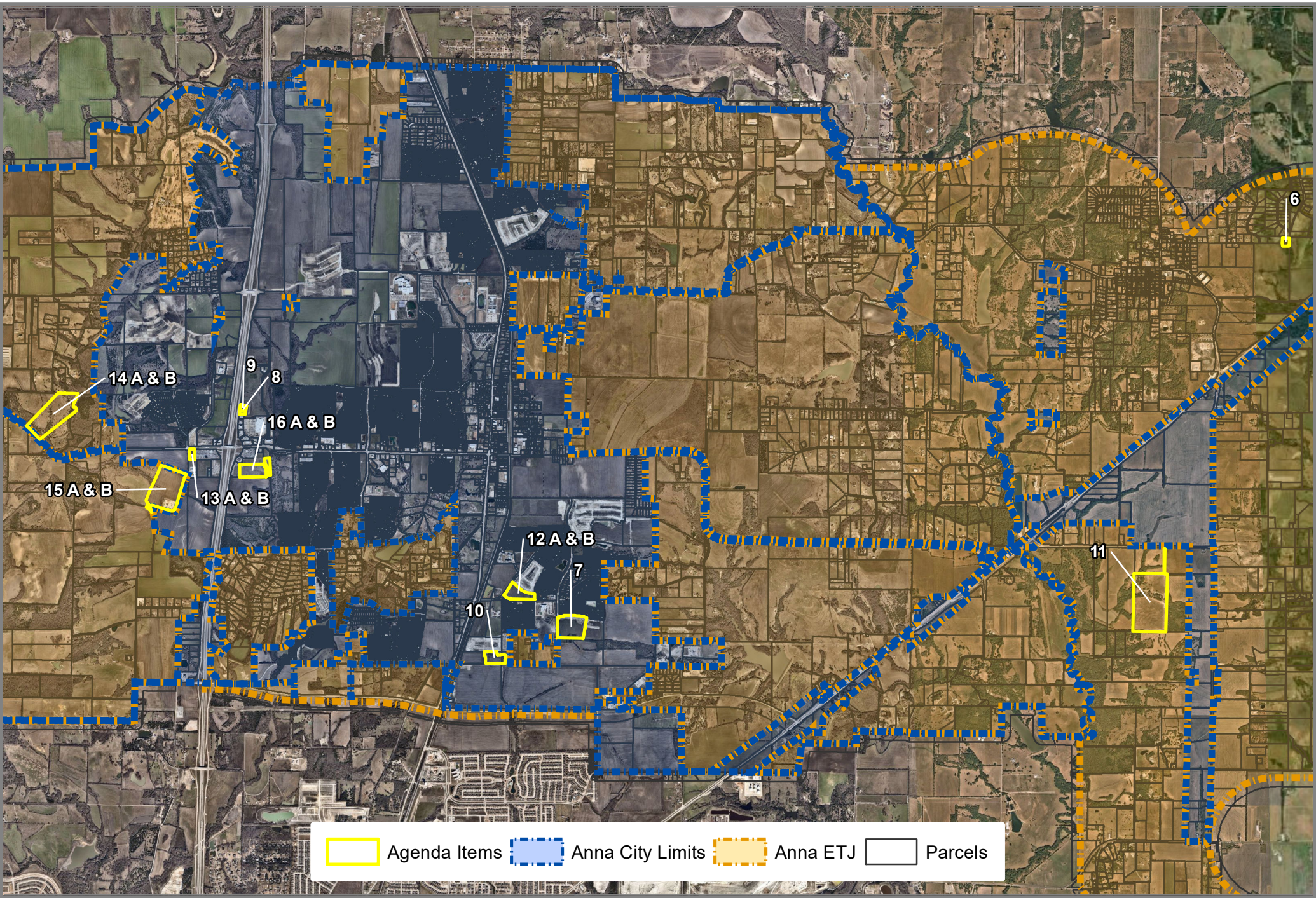
Adjourn

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. March 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, March 7th, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 2/24/2022

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.

THE CITY OF
Anna

**MINUTES
PLANNING AND ZONING COMMISSION
February 7, 2022**

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

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

Commissioners present were Donald Henke, Brent Thomas, Kelly Patterson-Herndon, and Paul Wenzel. Commissioner Latoya Grady, Commissioner Nick Rubits, and Commissioner Dennis Ogan 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 Thomas gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Location Map

Consent Items

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Wenzel to recommend approval of consent items 5-12. The vote was unanimous.

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.

Ms. Mecke gave a brief presentation.

Chairman Henke asked staff if this request was just to abandon the HOA lot.

Ms. Mecke advised yes.

Chairman Henke asked staff if they knew any information about the opposition responses that staff received.

Ms. Mecke read the opposition responses.

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

Mr. Bruce Norwood, residing at 1133 Elizabeth Street, spoke in favor and advised his reason was because there was no need for the green space and there was no reason to deny this request.

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

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

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.

Mr. Altobelli gave a brief presentation.

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

Ms. Judith Waldrop, residing at 929 Bens Drive, spoke in opposition and advised her concerns were due to increased traffic, decrease in home values, and advised the Commission that there were no more homes needed in the area. Ms. Waldrop also advised that she did not get a public hearing notice and that the only reason she knew about the request was that Commissioner Patterson-Herndon had notified her.

Mr. Altobelli made a correction to the Commission and advised that the commercial portion will only have one point of access through W. Crossing Boulevard. Mr. Altobelli also advised the Commission that all residents with the 200' buffer (along Bens Drive) were sent public hearing notices regarding the zoning request.

The applicant provided the Commission with a brief presentation.

The Public Hearing was closed at 7:39 p.m.

Mr. Altobelli advised the Commission that the applicant has agreed to enter into a Developer's Agreement with the city.

Commissioner Paterson-Herndon asked what the square footage was going to be for the townhomes.

The applicant advised that they would range between 1,500 square feet to 1,800 square feet.

Commissioner Patterson-Herndon expressed concerns about how many additional homes were going in.

The applicant addressed the concerns.

Commissioner Patterson-Herndon asked the applicant if the zero-lot line residents would be given access to the amenities.

The applicant advised that the amenities were going to be for all residents in that subdivision.

Commissioner Patterson-Herndon expressed that she still had concerns regarding the amount of traffic that would be added.

Chairman Henke asked if a traffic study would come from the state or staff.

Mr. Altobelli advised the Commission that TXDOT would still need to review and approve the design and the plans. Mr. Altobelli also advised the Commission that TXDOT, upon review, could also require turn lanes.

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

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

Mr. Altobelli gave a brief presentation.

Chairman Henke asked if there were any renderings for the dog park and the detention pond.

Mr. Altobelli advised that the applicant has provided very preliminary engineering plans.

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

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.

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:57 p.m.

Mr. Atilla Temesvary, residing at 9830 County Road 288, spoke in opposition and advised his concerns were due to the higher density of the product. He also advised that there is a lot of wildlife and traffic would be an issue around the bend of the road.

Applicant provided the Commission with a brief presentation.

Commissioner Patterson-Herndon asked what the smallest square footage would be.

The applicant advised 640 square feet.

Commissioner Patterson-Herndon asked what the largest square footage would be.

The applicant advised roughly 1,400 square feet.

Commissioner Patterson-Herndon asked if the residents would have to pay extra for the garage spaces.

The applicant advised no.

Commissioner Patterson-Herndon asked how many days a week trash was going to be picked up.

The applicant advised that it would be picked up every day.

Commissioner Patterson-Herndon asked if the applicant would be willing to do an 8-foot decorative metal fence instead of a 6-foot. Commissioner Patterson-Herndon advised that the project is out in nature and some residents might not do well with the presence of deer.

The applicant advised that they do not see that a difference would be made with an 8-foot fence instead of a 6-foot fence as pertains to nature and deer.

The Public Hearing was closed at 8:16 p.m.

Chairman Henke asked what the area is designated as on the Future Land Use Map.

Ms. Mecke advised Ranching and Agricultural but that it also indicates that Cluster Residential may be an appropriate use.

Chairman Henke asked for clarification on the parking.

Ms. Mecke and the applicant verified the information presented on the plan.

Commissioner Patterson-Herndon asked the applicant if this was a gated community.

The applicant advised that it was.

Chairman Henke asked staff what the items were that was causing this project into a Planned Development.

Mr. Altobelli advised it was due to the covered parking, setbacks, covered parking, and screening. Mr. Altobelli also advised that the applicant is entering into a Developer's Agreement with the city.

A motion was made by Commissioner Thomas, seconded by Commissioner Wenzel to recommend approval of the zoning request. Commissioner Patterson-Herndon and Chairman Henke voted against the motion causing a tie vote of 2-2. This it is considered as "no action" taken.

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

A motion was made by Commissioner Wenzel but was not seconded. A motion was then made by Commissioner Patterson-Herndon, seconded by Chairman Henke to recommend denial of the Concept Plan. The vote was a tie vote of 2-2 with Commissioner Thomas and Commissioner Wenzel voting to approve the Concept Plan. This is considered as "no action" taken.

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.

Mr. Altobelli gave a brief presentation.

Chairman Henke asked for clarification of why staff was asking to remove a use as "allowable by right".

Mr. Altobelli advised the Commission of concerns by staff, Council, and residents as it pertains to a previous request where there was mention of a Motel 6 being allowed by right near the subdivision.

The Public Hearing was opened at 8:36 p.m.

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

Commissioner Patterson-Herndon asked how long this request had been in the works.

Mr. Altobelli advised that it had not been long at all.

Commissioner Patterson-Herndon expressed how she felt it looks like a knee jerk reaction to the recent Avery Pointe Commercial issue and it looks bad.

Mr. Altobelli addressed the Commission and advised that the city's ordinances are outdated and this gives staff and the Commission flexibility when it comes to these types of uses when they are steps away from residential subdivisions. Council listened to the concerns of the neighbors.

Mr. Thomas asked why staff didn't take a more "Comprehensive Plan" approach to this request.

Mr. Altobelli advised that staff looked at it as a zoning ordinance change since the city is in the middle of zoning ordinance updates and the updates should meet that of the Comprehensive Plan.

Mr. Thomas asked if staff felt that there was a real urgency to get this changed now versus waiting.

Mr. Altobelli advised that this was coming from the direction of Council and staff sees the need for the change.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Thomas to recommend approval of the Zoning Ordinance Amendment request. The vote was unanimous.

17. Discuss potential public hearing and meeting procedures associated with a future zoning case being considered.

Mr. Altobelli gave a brief presentation.

Chairman Henke asked if this was going to be just a one-time joint meeting.

Mr. Altobelli advised yes.

Adjourn

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Thomas to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:45 p.m.

Donald Henke
Planning and Zoning Commission Chairman

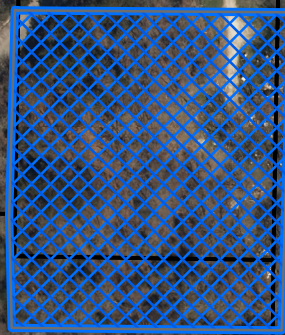
ATTEST:

Dunkin Estates, Block A, Lot 1, Development Plat

OAK CREEK DR

GRAYBILL RD

COUNTY ROAD 528



THE CITY OF
Anna

N
▲

 Subject Property

 City Limits

 ETJ

0 100 200 400 Feet



February 2022

CITY OF ANNA

Planning & Zoning Commission

March 7, 2022

Development Plat: Dunkin Estates, Block A, Lot 1

Applicant: Kirby Dunkin

AGENDA ITEM:

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

SUMMARY:

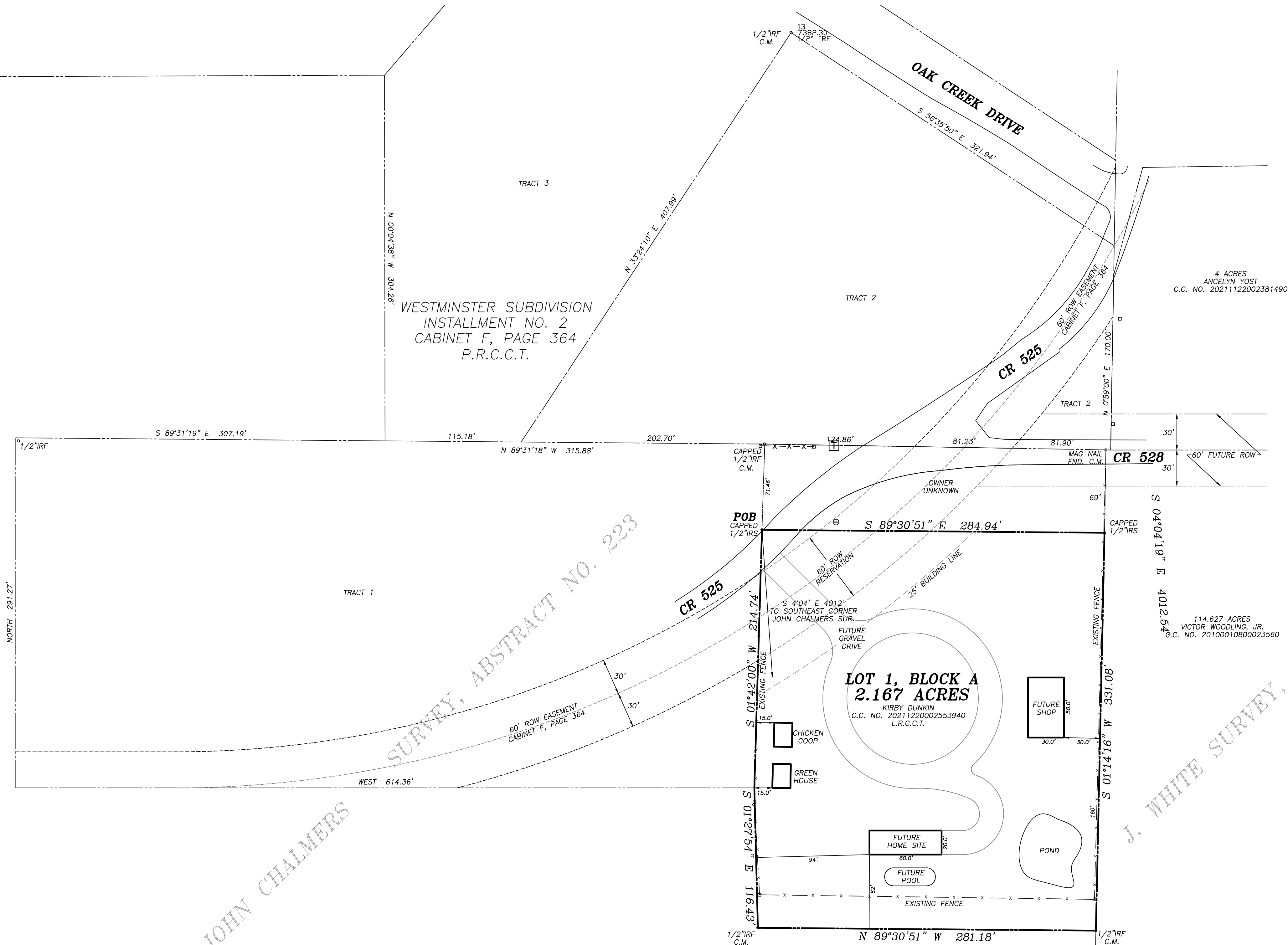
Single-family residence and 3 accessory buildings on one lot on 2.2± acres located at the southeast corner of County Road 525 and County Road 528. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit



LEGAL DESCRIPTION

BEING a tract of land situated in the John Chalmers Survey, Abstract No. 233, Collin County, Texas and being all of a tract conveyed to Kirby Dunkin as recorded in County Clerks No. 20211220002553940, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "4613" set for corner in the east line of Tract 1, Westminster Subdivision, Installment No. 2 as recorded in Cabinet F, Page 364, Map Records of Collin County, Texas, said iron rod being S 01°42'00" W a distance of 71.46 from the northeast corner of said Tract 1;

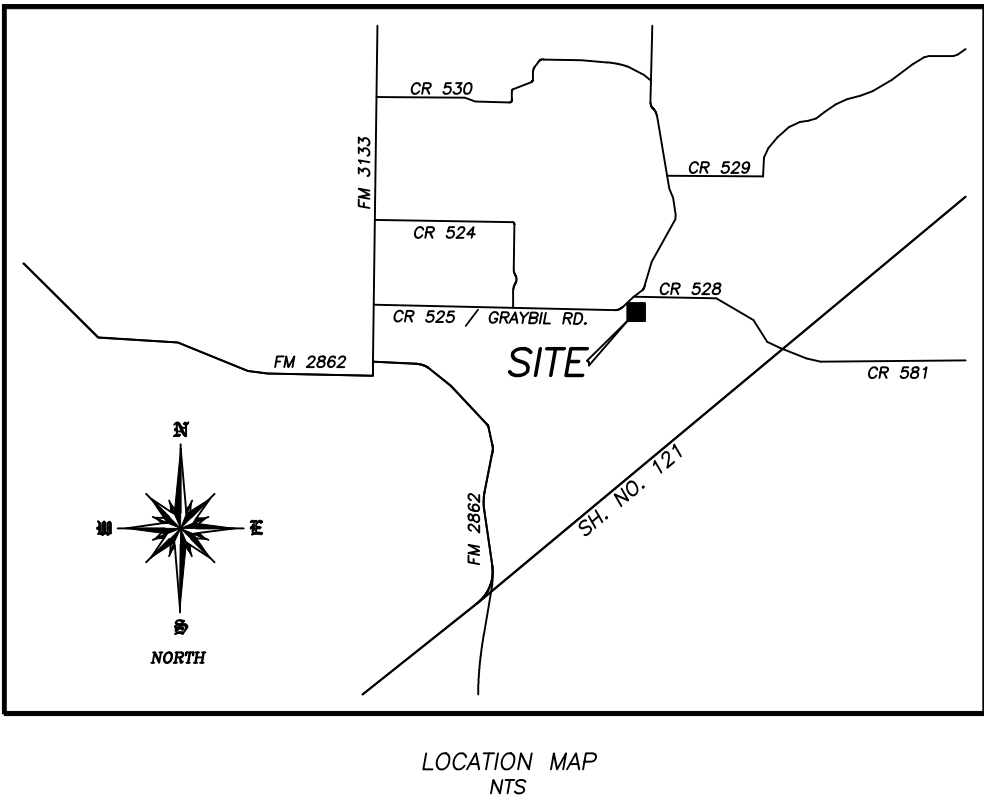
THENCE S 89°30'51" E a distance of 284.94' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 01°42'00" W a distance of 331.08' to a capped 1/2" iron rod found for corner;

THENCE N 89°30'51" W a distance of 281.18' to a capped 1/2" iron rod found for corner;

THENCE N 01°27'54" W a distance of 116.43' to the southeast corner of said Tract 1;

THENCE N 01°42'00" E a distance of 2314.74' to the POINT OF BEGINNING and containing 94,397 square feet or 2.167 acres of land.



CERTIFICATE OF APPROVAL

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

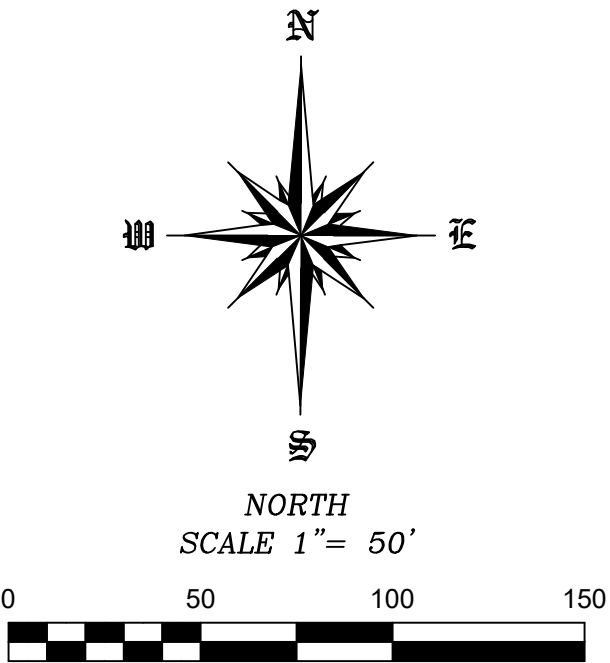
(Mayor)

City Secretary

- GENERAL NOTES:
1. The surveyor has not abstracted subject property.
 2. This survey is subject to all easements of record.
 3. Copyright 2022, Surdukan Surveying, Inc.
 4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within months of the date of this survey.
 5. The original copy will have original signatures, stamp seal and an impression seal.
 6. The basis of bearings, are derived from Final Plat of Westminster Subdivision Installment No. 5 Recorded in Volume F, Page 264, P.R.C.C.T.
 7. Water service to this site is provided by the Westminster Special Utility District.
 8. Sanitary Sewer will be provided by an approved onsite OSSF - permits through Collin County.
 9. Gas will be Liquid propane.
 10. Electric is provided by Texas New Mexico Power Company.
 11. Solid waste will be provided through a private trash company.

FLOODPLAIN NOTE:

This property falls in Zone X according to the Flood Insurance Rate Maps, Panel No. 48085C0180 J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency.



- LEGEND
- C.M. = CONTROLLING MONUMENT
 - IRS = IRON ROD SER
 - IRF = IRON ROD FOUND
 - = FENCE POST
 - = TELEPHONE BOX

75.957 ACRES
LOU GIGLIOTTI
C.C. NO. 20150512000550420

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2011. The property is subject to all easements of record.

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



EXHIBIT A

DEVELOPMENT PLAT
DUNKIN ESTATES
LOT 1, BLOCK A
BEING 2.167 ACRES OUT OF THE
JOHN CHALMERS SURVEY
ABSTRACT NO. 233
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNERS
KIRBY DUNKIN
8030 COUNTY ROAD NO. 528
ANNA, TEXAS 75424
(469) 479-6787

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

Anna Ranch, Phase 1B, Final Plat



THE CITY OF
Anna

N



Subject
Property



City Limits
ETJ

0 200 400 800 Feet

February 2022

CITY OF ANNA
Planning & Zoning Commission
March 7, 2022
Final Plat: Anna Ranch, Phase 1B
Applicant: Gehan Homes, Ltd.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 1B, Final Plat.

SUMMARY:

83 Single-family dwellings, detached lots and 5 common area lots on 25.4± acres located on the east side of Leonard Avenue, 985± feet south of Sharp Street. Zoned: Planned Development-Single-Family-60 Single-Family Residence (PD-SF-60) (Ord. No. 323-2007).

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

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

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Extension Request



6060 N Central Expressway, Suite 440, Dallas, Texas 75206
t 469.621.0710 LJA.com TBPE F-1386

February 24, 2022

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

Re: Anna Ranch Phase 1B Final Plat

Dear Mr. Altobelli,

LJA Engineering would like to request a 30-day extension to section 212.009 of the Texas Local Government Code for the Final Plat application for Anna Ranch, Phase 1B. We request this item be placed on the April 4, 2022, Planning and Zoning Commission agenda to allow time to discuss and finalize comments with City staff.

If you have any questions, please feel free to call me.

Sincerely,

A handwritten signature in black ink that reads 'Jamie Shelton'.

Jamie Shelton, PE
Project Manager

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

March 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).

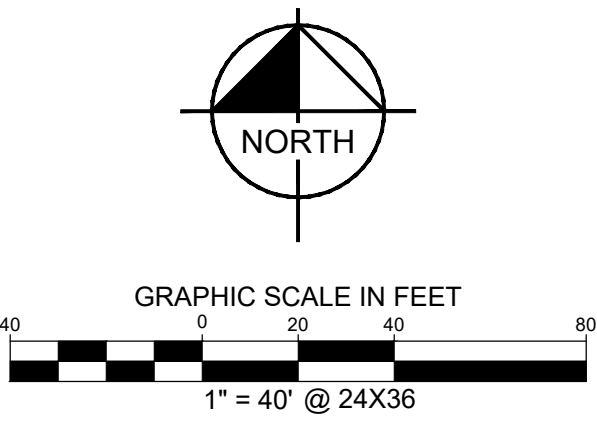
The purpose of the replat is to dedicate lot and block boundaries and dedicate easements necessary for the development of a restaurant on Lot 11R.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	IRF
---	IRON ROD FOUND
---	IRFC
---	IRON ROD FOUND WITH CAP
---	IRSC
---	IRON ROD SET WITH CAP
---	INST. NO.
---	INSTRUMENT NUMBER
---	NTS
---	NOT TO SCALE
---	FND.
---	FOUND
---	B.L.
---	BUILDING LINE
---	P.R.C.C.T.
---	PLAT RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T.
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	XS
---	"X" CUT IN CONCRETE SET
---	ME
---	"X" CUT IN CONCRETE FOUND
---	P.O.B.
---	POINT OF BEGINNING
---	ESMT.
---	EASEMENT

Non-Residential Lot Table

Lot No.	Acreage
10R	1.376
11R	0.787
Total	2.163

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°57'59"	54.00'	85.73'	N53°05'56"E	77.01'
C2	48°02'47"	30.00'	25.16'	N74°33'32"E	24.43'
C3	82°35'13"	5.00'	7.21'	N09°14'32"E	6.60'
C4	48°42'51"	30.00'	25.51'	N56°24'16"W	24.75'
C5	91°37'22"	30.00'	47.97'	S53°25'37"W	43.02'
C6	42°04'27"	30.00'	22.03'	S53°05'55"E	21.54'
C7	82°35'59"	5.00'	7.21'	S09°14'18"W	6.60'
C8	48°41'58"	30.00'	25.50'	S74°53'17"W	24.74'

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

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

BEING a tract of land situated in the W. S. Ratton Survey, Abstract No.752, City of Anna, Collin County, Texas and being a replat of Block A, Lots 10 and 11 of Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11, Replat of Block A, Lot 6, an addition to the City of Anna, according to the Map or Plat, thereof, recorded in Volume 2020, Page 822 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southwest corner of said Block A, Lot 10, same being the northwest corner of Block A, Lot 9 of said Anna Town Center Addition, same also being on the easterly right of way line of U. S. Highway 75, a variable width right of way;

THENCE North 07°36'56" East, along the westerly line of said Block A, Lot 10 and aforesaid Block A, Lot 11, and the easterly right of way line of said U. S. Highway 75, a distance of 352.44 feet to a 5/8-inch iron rod found for corner;

THENCE North 09°13'08" East, continuing along the westerly line of said Block A, Lot 11 and the easterly right of way line of said U. S. Highway 75, a distance of 33.64 feet to an "X" cut found for northwest corner of said Lot 11, same being the westerly, southwest corner of Block A, Lot 6R of said said Anna Town Center Addition;

THENCE South 80°45'42" East, departing the easterly right of way line of said U. S. Highway 75, along the northerly line of said Block A, Lot 11 and a southerly line of said Block A, Lot 6R, a distance of 250.79 feet to an "X" cut found for the northeast corner of said Lot 11;

THENCE South 09°13'08" West, along a westerly line of said Block A, Lot 6R, the easterly line of said Block A, Lot 11 and the easterly line of aforesaid Block A, Lot 10, a distance of 359.98 feet to a an "X" cut found for the beginning of a tangent curve to the right with a radius of 118.00 feet, a central angle of 09°21'03", and a chord bearing and distance of South 13°53'40" West, 19.24 feet;

THENCE in a southerly direction, continuing along a westerly line of said Block A, Lot 6R, the easterly line of said Block A, Lot 11, with said tangent curve to the right, an arc distance of 19.26 feet to a an "X" cut found for corner for the southeast corner of said Lot 11, same being the northeast corner of aforesaid Block A, Lot 9;

THENCE North 82°23'04" West, along the southerly line of said Block A, Lot 10 and the northerly line of said Bloc A, Lot 9, a distance of 239.46 feet to the POINT OF BEGINNING and containing 2.163 acres (94,221 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Q SEMINOLE ANNA TOWN CENTER, LP: acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **ANNA TOWN CENTER ADDITION, BLOCK A, LOTS 10R & 11R, REPLAT OF BLOCK A, LOTS 10 AND 11**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

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

Q Seminole Anna Town Center, L.P.

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of Q Seminole Anna Town Center, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

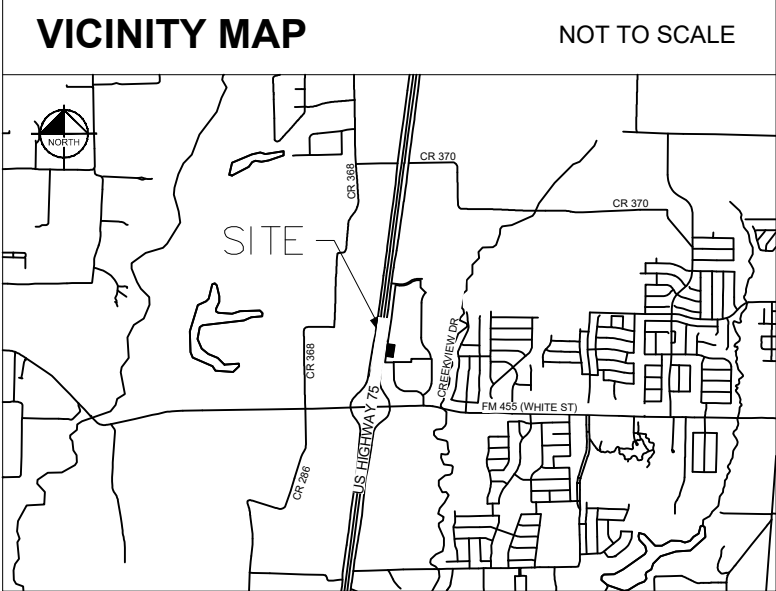
Notary Public in and for the State of Texas

Printed Name

My Commission Expires

GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical Datum NAVD 88.
- The purpose of this replat is to adjust the common lot line of Lots 10R and 11R to allow for site development.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.



STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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

Mayor

City Secretary

EXHIBIT A

ANNA TOWN CENTER
ADDITION

BLOCK A, LOTS 10R & 11R

REPLAT OF BLOCK A, LOTS 10 AND 11
ANNA TOWN CENTER ADDITION, BLOCK A, LOTS
5-8, RECORDED IN VOLUME 2020, PAGE 822,
PLAT RECORDS, COLLIN COUNTY, TEXAS

2.163 ACRES

OUT OF THE
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
FEBRUARY 2022

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	FEB. 2022	064465507	1 OF 1

OWNER:
Q Seminole Anna Town Center, LP
9111 Westchester Dr., Suite 800
Dallas, TX 75229
Ph: 214.884.3249
Contact: Brian Bischoff

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

FLOOD STATEMENT:

According to Map No. 48085C0155 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone A, defined as a Special Flood Hazard Area (SFHA) Subject to Inundation by the 1% Annual Chance Flood with No Base Flood Elevations determined. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Anna Town Center, Block A, Lot 11R - Site Plan



THE CITY OF

Anna

N

 Subject Property

 City Limits

 ETJ

0150300600

Feet

March 2022

CITY OF ANNA
Planning & Zoning Commission
March 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).

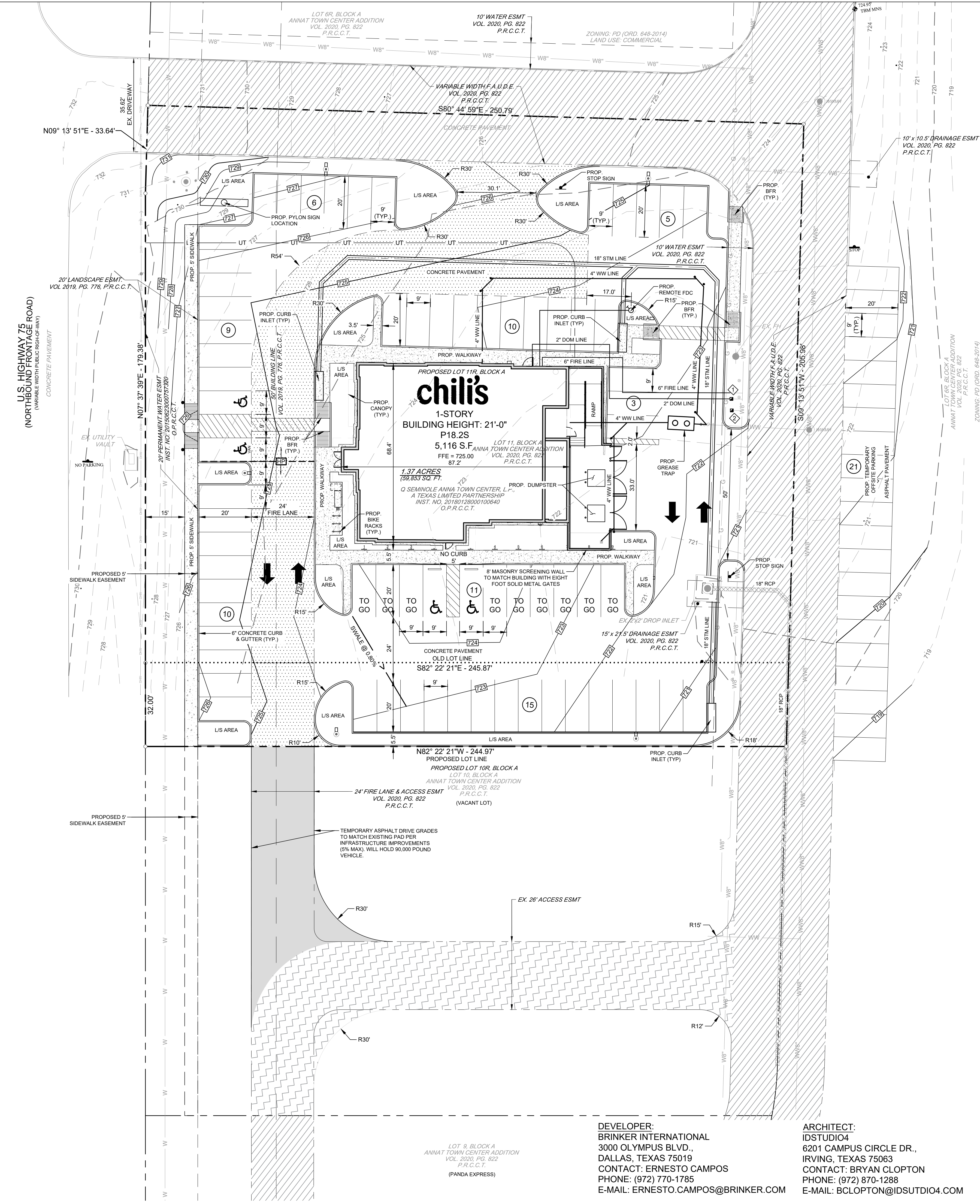
The purpose of the site plan is to show the proposed restaurant development site improvements.

RECOMMENDATION:

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

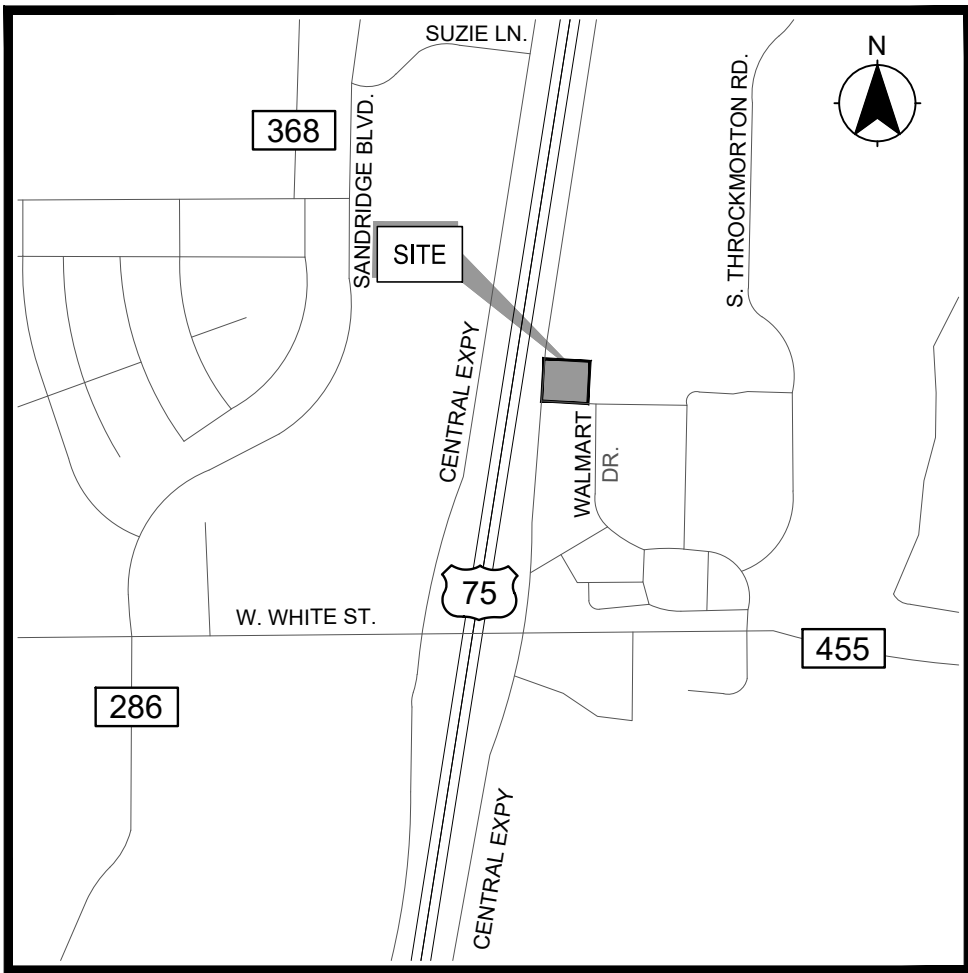
ATTACHMENTS:

Locator
Exhibit



- SITE PLAN NOTES
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
 - PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 - DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
 - CURB RADIUS:** ALL CURB RADIUS SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
 - ACCESSIBLE PARKING:** ACCESSIBLE PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
 - FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE SITE PLAN DETAILS.
 - SIGNS:** CONTRACTOR TO PROVIDE ACCESSIBLE PARKING SIGNS AND POLES.
 - SCREENING WALL:** 8-FOOT MASONRY SCREENING WALL TO MATCH BUILDING WITH 8-FOOT SOLID METAL GATES.

Item	Lot 11R, Block A	Lot 6R, Block A (offsite parking)
General Site Data		
Zoning (from Zoning Map)	PD-C	PD-C
Land Use (from Zoning Ordinance)	Commercial	Commercial
Lot Area (acres)	1.37	35.77
Lot Area (square feet)	59,853	1,558,271
Building Footprint Area (square feet)	5,117	0
Total Building Area (square feet)	5,117	0
Building Height (# stories)	1	0
Building Height (feet - distance to tallest building element)	21	0
Lot Coverage (percent - x.xx%)	8.55%	0.00%
Parking		
Parking Ratio (from Zoning Ordinance)	1 space per 100 sf of floor area	1 space per 100 sf of floor area
Required Parking (# spaces)	52	0
Provided Parking (# spaces)	69	21
Accessible Parking Required (# spaces)	4	0
Accessible Parking Provided (# spaces)	4	0
Landscape Area (including turf areas)		
Landscape Edge Area Provided (square feet)	10,040	0
Required Interior Landscape Area (parking lot landscaping) (square feet)	-	-
Additional interior landscape area provided (square feet)	-	-
Water Conservation Areas (square feet)	-	-
Total Landscape Area	10,040	0
Impervious Area		
Building Footprint Area (square feet)	5,117	0
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	44,696	3,780
Other Impervious Area	0	0
Total Impervious Area	49,813	3,780



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING FIRELANE
- PROPOSED FIRE LANE
- EXISTING ASPHALT FIRE LANE
- PROPOSED ASPHALT FIRE LANE
- BARRIER FREE RAMP
- PROPOSED SIGN
- PARKING COUNTRY
- VAN ACCESSIBLE PARKING
- ACCESSIBLE PARKING
- ACRES
- PROPOSED
- EXISTING
- BARRIER FREE RAMP
- LANDSCAPE AREA
- LIGHT POLE

WATER METER SCHEDULE				
ID	TYPE	SIZE	WW SIZE	REMARKS
1	DOMESTIC	2"	6"	PROPOSED
2	IRRIGATION	1"	NA	PROPOSED

- NOTES:
- ALL PROPOSED FIRE LANE, PARKING AND DRIVEWAYS ARE TO BE BUILT WITH CONCRETE PAVEMENT UNLESS OTHERWISE SPECIFIED.
 - TEMPORARY OFFSITE PARKING LOCATED EAST OF SITE TO BE DEMOLISHED ONCE DEVELOPMENT ON LOT 6R, BLOCK A PROCEEDS.

EXHIBIT A

SITE PLAN
ANNA TOWN CENTER ADDITION
BLOCK A, LOT 11R
1.37 ACRES
LOCATED IN THE
W.S. RATTON SURVEY ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
FEBRUARY 2, 2022

DEVELOPER:
BRINKER INTERNATIONAL
3000 OLYMPUS BLVD.,
DALLAS, TEXAS 75019
CONTACT: ERNESTO CAMPOS
PHONE: (972) 770-1785
E-MAIL: ERNESTO.CAMPOS@BRINKER.COM

ARCHITECT:
IDSTUDIO4
6201 CAMPUS CIRCLE DR.,
IRVING, TEXAS 75063
CONTACT: BRYAN CLOPTON
PHONE: (972) 870-1288
E-MAIL: BCLOPTON@IDSTUDIO4.COM

ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: JEFF BARAN, P.E.
PHONE: (817) 899-0030
E-MAIL: JBARAN@KFM-LLC.COM
TBPE #: F-20821

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY., SUITE 501
DALLAS, TEXAS 75205
CONTACT: KORI HAUG
PHONE: (214) 865-7192
E-MAIL: KHAUG@BELLEFIRMA.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD., TWO GALLERIA OFFICE
TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JOE FRACCARO
PHONE: (972) 770-1300
E-MAIL: JOE.FRACCARO@KIMLEY-HORN.COM

East Foster Crossing, Block A, Lot 1, Site Plan



THE CITY OF
Anna

N



Subject
Property



City Limits



ETJ

0 150 300 600 Feet

February 2022

CITY OF ANNA

Planning & Zoning Commission

March 7, 2022

Site Plan: East Foster Crossing, Block A, Lot 1

Applicant: East Foster, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the East Foster Crossing, Block A, Lot 1, Site Plan.

SUMMARY:

Multiple-family residences on one lot on 8.3± acres located at the northeast corner of E. Foster Crossing Road and Vail Lane. Zoned: Planned Development-MF-2 Multiple-Family Residential – High Density (PD-MF-2) (Ord. No. 941-2021).

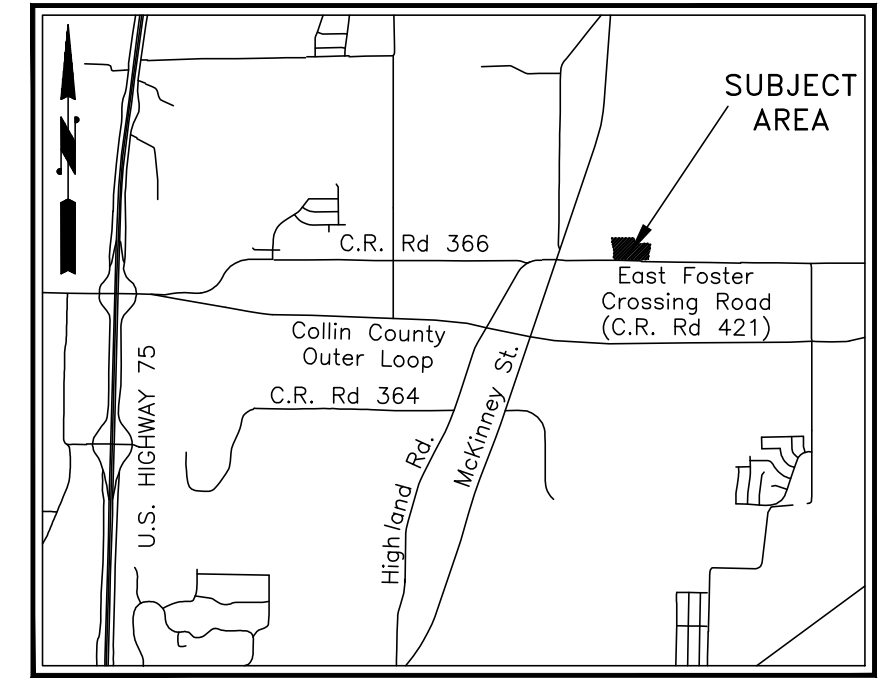
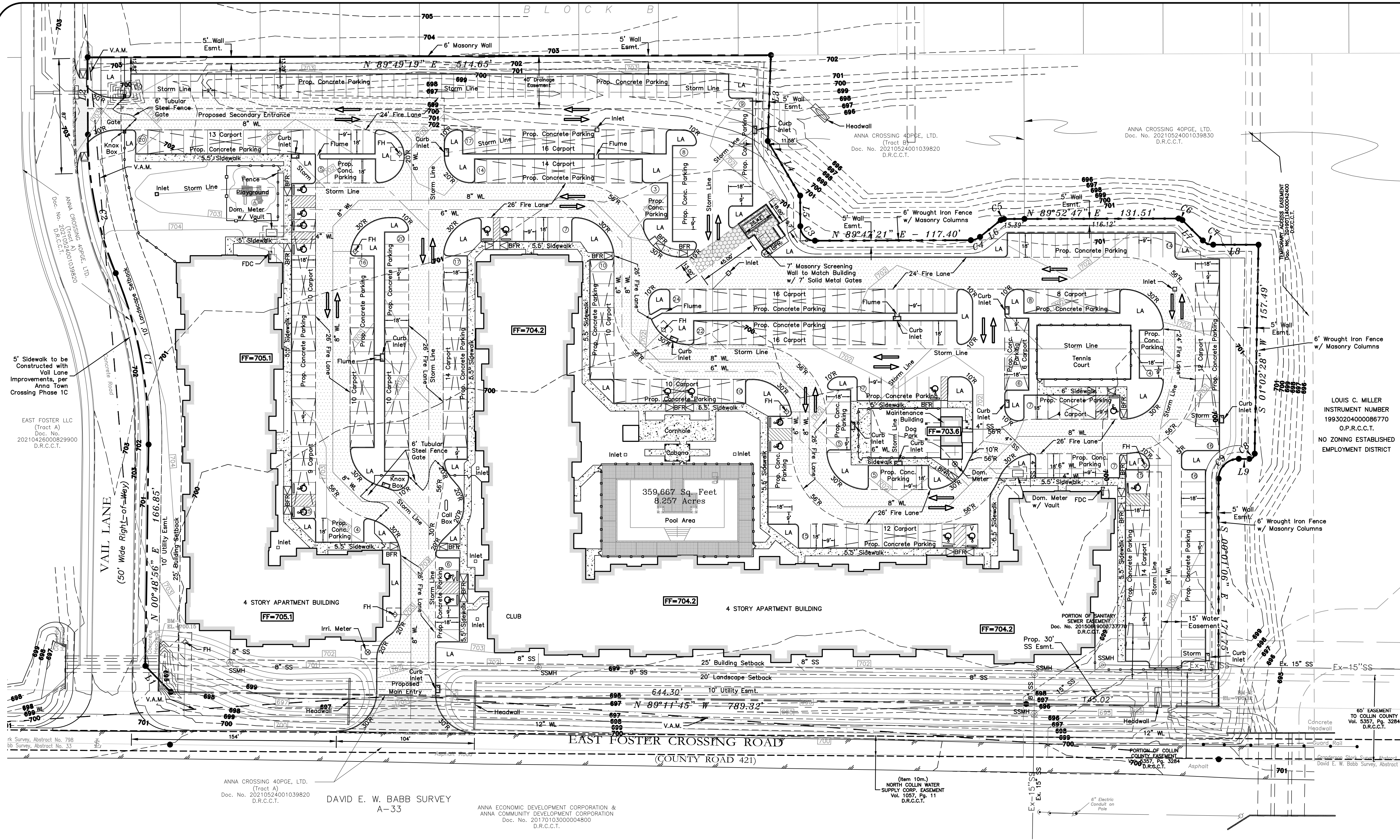
The purpose of the site plan is to show the proposed multiple-family residential development site improvements.

RECOMMENDATION:

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

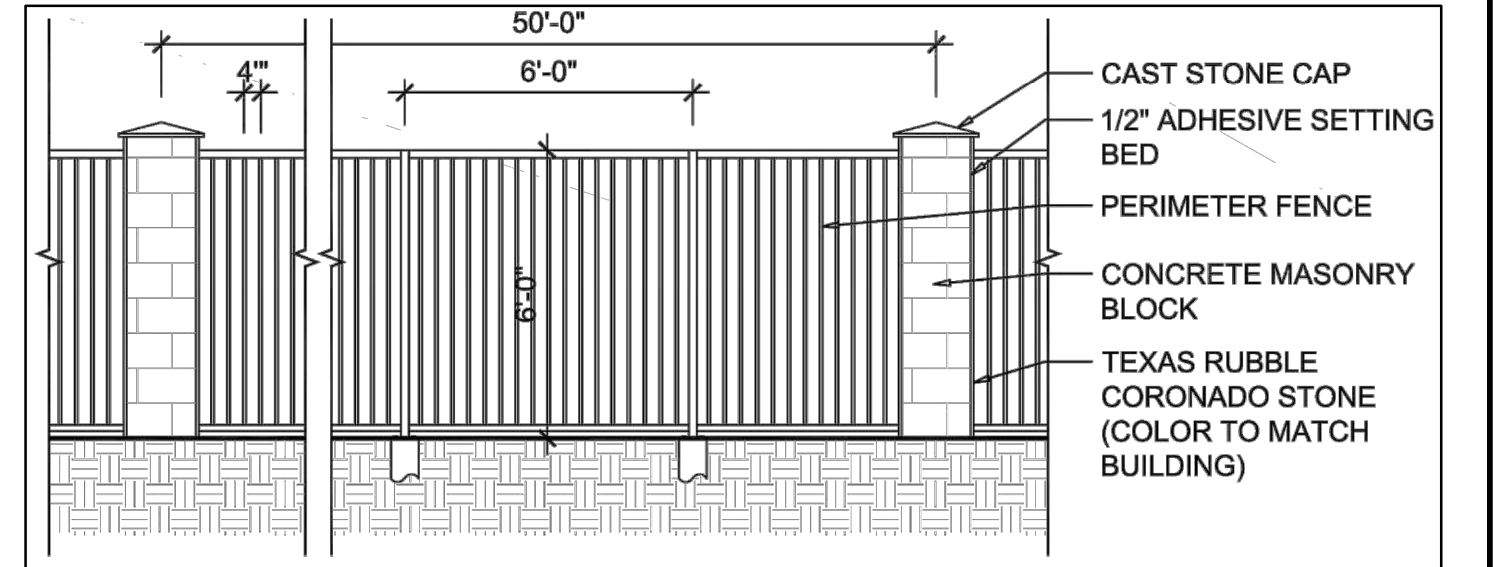
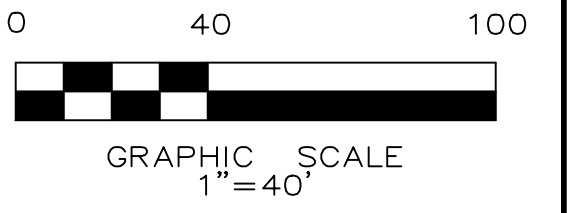
ATTACHMENTS:

Locator
Exhibit



VICINITY MAP

NTS



SCREENWALL DETAIL

SITE DATA TABLE

Zoning:	PD-C
Proposed Use:	Multi-Family
Lot Area:	8,257 Acres (359,674 SF)
Building Height Information:	55' (4-Stories)
Building Area Information:	299,348 SF
Lot Coverage:	20.81% (74,837 SF Footprint)
Floor to Area Ratio (FAR):	4.00 :1
Multi-Family Units	
# of 1 Bedrooms/Minimum Unit Size	75/804 SF
# of 2 Bedrooms/Minimum Unit Size	104/960 SF 171,105 SF
# of 3 Bedrooms/Minimum Unit Size	43/1,164 SF
Total Unit Count	239 Units
Parking:	
Parking Ratio	1.5 per dwelling unit
Parking Ratio	0.25 visitor per unit
Required Parking:	
Resident Parking	350 Spaces
Visitor Parking	60 Spaces
ADA Parking Required	9 Spaces
Total Required Parking	419 Spaces
Provided Parking:	
Resident Surface Parking	147 Spaces
Resident Covered Parking	194 Spaces
ADA Covered Parking	9 Spaces
ADA Surface Parking	10 Spaces
Visitor Parking	60 Spaces
Total Parking Provided	420 Spaces
Required Internal Landscape Area:	3,344 SF (8 SF per parking space)
Total Landscape Area	99,553 SF

VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT (VAM)

The area or areas shown 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.

FLOODPLAIN NOTE:

Parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100-year and 500-year floodplain per FEMA FIRM Panel No. 4808C0160J effective date of June 2, 2009.

CITY OF ANNA BTR OPEN SPACE ANALYSIS

REQUIRED			
NUMBER OF BEDROOMS	REQUIREMENT	NUMBER OF UNITS	REQUIRED SF
ONE	600 SF	75	45,000
TWO	900 SF	121	108,900
THREE	1,200 SF	43	51,600
TOTAL			205,500 SF
PROVIDED			
TYPE	ACTUAL AREA	MULTIPLIED AREA	% OF TOTAL OPEN SPACE
POOL	7,663 SF	22,989 SF	26.59%
PLAYGROUND	1,620 SF	4,860 SF	5.62%
CLUBHOUSE	2,052 SF	6,156 SF	7.12%
AMENITIES ADJACENT POOL		1,478 SF	1.70%
DOG PARK		2,092 SF	2.42%
TENNIS COURT		2,798 SF	3.23%
LINEAR WALKWAYS		11,907 SF	13.77%
LANDSCAPE SETBACK		34,161 SF	39.51%
TOTAL		86,441	61.28%

BENCHMARK:

BM-1 = "X" in top of Concrete Headwall at the northeast corner of headwall on the north side of East Foster Crossing Road and on the east side of Vail Lane near the southwest corner of the subject property. Elev=700.15
 BM-2 = "X" in top of Concrete Headwall approximately 17.3± east of the west edge of the headwall on the north side of East Foster Crossing Road near the southeast corner of the subject property. Elev=700.32

UNIT			BUILDING A FLOOR				BUILDING B FLOOR				TOTAL	UNITS	S.F.
			1	2	3	4	1	2	3	4			
1 BEDROOM/1 BATH	804 S.F.	A1	12	13	13	13	5	5	3	5	69	55,476	
2 BEDROOM/2 BATH	960 S.F.	B1	16	18	17	18	9	7	9	8	102	97,920	
2 BEDROOM/2 BATH	1,005 S.F.	B2	1	2	2	2	1	1	1	1	11	11,055	
3 BEDROOM/2 BATH	1,164 S.F.	C1	5	5	6	5	4	5	5	5	40	46,560	
1 BEDROOM/1 BATH	804 S.F.	A1 (ADA)	0	1	1	1	0	0	1	0	4	3,216	
2 BEDROOM/2 BATH	960 S.F.	B1 (ADA)	1	1	1	1	0	1	0	1	6	5,760	
2 BEDROOM/2 BATH	1,164 S.F.	C1 (ADA)	1	0	0	0	1	0	0	0	2	2,328	
1 BEDROOM/1 BATH	804 S.F.	A1 (H/V)	1	0	0	0	0	0	0	1	0	2,168	
2 BEDROOM/2 BATH	960 S.F.	B1 (H/V)	0	0	1	0	0	1	0	0	2	1,920	
3 BEDROOM/2 BATH	1,164 S.F.	C1 (H/V)	0	1	0	0	0	0	0	0	1	1,164	
TOTAL											239	227,007	

NOTE: In order to prepare this Preliminary Site Plan, we have reviewed available City Zoning Ordinances and had conversations with City Staff to determine appropriate Building Setbacks, Required Parking, allowable land use, etc. After reviewing all available information, THIS SITE PLAN APPEARS TO MEET ALL APPLICABLE ZONING, SITE DEVELOPMENT ORDINANCES, AND BUILDING CODE ORDINANCES, AS THEY PERTAIN TO SITE LAYOUT. This Preliminary Site Plan has not been presented to the City for their review or approval. Some modifications may be required once this Preliminary Site Plan is submitted to all jurisdictional entities for their review and comment.

Palladium Anna				#21178	
UNIT TABULATION				CREATED 11-18-2021	
TYPE	AREA	NO	%	TOTAL AREA	
A1	804	75	31.38%	60,300	31.38%
B1	960	110	46.03%	105,600	50.63%
B2	1,005	11	4.60%	11,055	
C1	1,164	43	17.99%	50,052	17.99%
TOTAL		239	100.00%	227,007	

AVERAGE UNIT SIZE : 949.82

BUILDING TYPES TOTAL			
NO. BLDGS	A	B	
A1	55	20	75
B1	74	36	110
B2	7	4	11
C1	23	20	43
UNITS/BLDG	159	80	
UNITS/BLDG TYPE	159	80	239

LEGEND

- Firelane
- Carport
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

((at least 72 hours prior to digging))

EXHIBIT A

STOP!
 CALL BEFORE YOU DIG



ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia St.
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jonathan Hake, P.E.

ARCHITECT:
 HEDK Architects
 4595 Excel Parkway
 Addison, TX 75001
 Phone (214) 520-8878
 Contact: Lester Young

SURVEYOR:
 Ringley & Associates
 701 S. Tennessee St.
 McKinney, TX 75069
 Phone (972) 542-1266
 Fax (972) 542-8682
 Contact: Lawrence Ringley

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street
 75069 McKinney, Texas
 75069 Texas P.E. Firm No. F-5935

Drawn By: Lot 1, Block A Scale: C.E.C.I. 8,257 Acres 1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 02/09/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN
 EAST FOSTER CROSSING
 BLOCK A, LOT 1
 18,257 ACRES, ANNA, COLLIN COUNTY, TEXAS
 GRANDERSON STARK SURVEY, ABST 798, 2/28/22

Sheet No.

SP

Project No. 21064

EAST FOSTER CROSSING

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

COUNTY ROAD 512

COUNTY ROAD 507

FM 2862

E FM 455

COUNTY ROAD 506

THE CITY OF

Anna

N



 Subject Property

 City Limits

 ETJ



0 400 800 1,600 Feet

February 2022

CITY OF ANNA
Planning & Zoning Commission

March 7, 2022

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

Applicant: Steven Nelson

AGENDA ITEM:

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

SUMMARY:

Seven lots on 74.1± acres located on the south side of Farm to Market Road 455 (FM 455), 1,951± feet west of Houston Street (Farm to Market Road 2862). Zoned: Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

The applicant is requesting three waivers from adopted city standards located within both the Subdivision Regulations and Design Standards

1. Maximum length of cul-de-sac streets. A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerpoint of the cul-de-sac bulb.
2. Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.
3. Minor Collector Undivided minimum R.O.W. Width (feet): 60

Attached (Exhibit B) is the applicants justification letter dated February 11, 2022 associated with each of the waiver requests.

FINDINGS:

Where the city council finds that undue hardships will result from strict compliance with a certain provision(s) of the subdivision regulations and design regulations, or where the purposes of the

regulations may be served to a greater extent by an alternative proposal, the city council may approve a waiver/suspension from any portion of the regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of the regulations, and further provided that the city council shall not approve a waiver/suspension unless it makes findings based upon the evidence presented to it in each specific case that:

- (A) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;
 - *The proposed roadway design will be required to support a load equal to or greater than 75,000 pounds. Final approval and acceptance is subject to field verification once constructed and confirmed by a certified engineer. Fire access acceptance letter will be provided to the property owner by the Westminster Volunteer Fire Department to forward to the Collin County Fire Marshal for final approval.*
- (B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
 - *The existing tract of land is only 20 feet wide for a distance of 1,032 feet until the developable portion of the property.*
- (C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;
 - *Due to the narrow width of the property for the first 1,032 feet the applicant is not able to meet the maximum cul-de-sac or block length design requirements and/or 60-foot right-of-way requirement.*
- (D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and
 - *The waiver request is specific to three standards contained within the Subdivision Ordinance and Design Standards.*
- (E) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.
 - *The proposed plat dedicates the necessary right-of-way for the creation of 7 lots.*

Attached (Exhibit C) is additional information/detail associated with the waiver requests from the Director of Public Works Director.

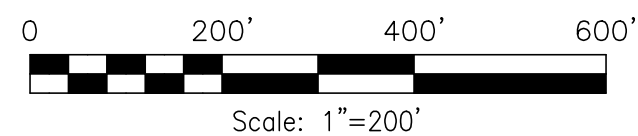
RECOMMENDATION:

Both the City of Anna Fire Department and the Westminster Volunteer Fire Department have reviewed the proposed plan and layout and are amenable to the variance requests subject to:

The proposed roadway will support a load equal to or greater than 75,000 pounds. Final approval and acceptance is subject to field verification once constructed and confirmed by a certified engineer. Fire access acceptance letter will be provided to the property owner by the Westminster Volunteer Fire Department to forward to the Collin County Fire Marshal for final approval.

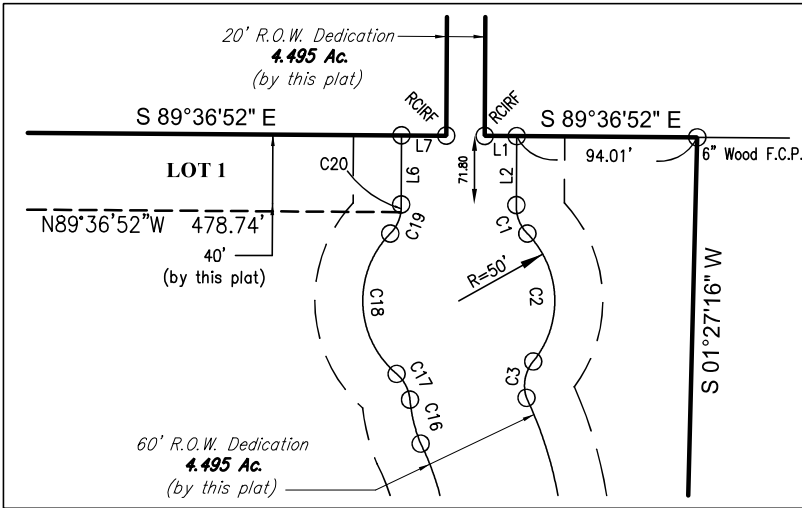
ATTACHMENTS:

Locator
Exhibit
Waiver Request (Exhibit B)
Public Works Memo (Exhibit C)



RCIRF	Roome Capped 1/2" Iron Rod Found
CCLR	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument
F.C.P.	Fence Corner Post
R.O.W.	Right-of-way

SCALE: 1" = 100'



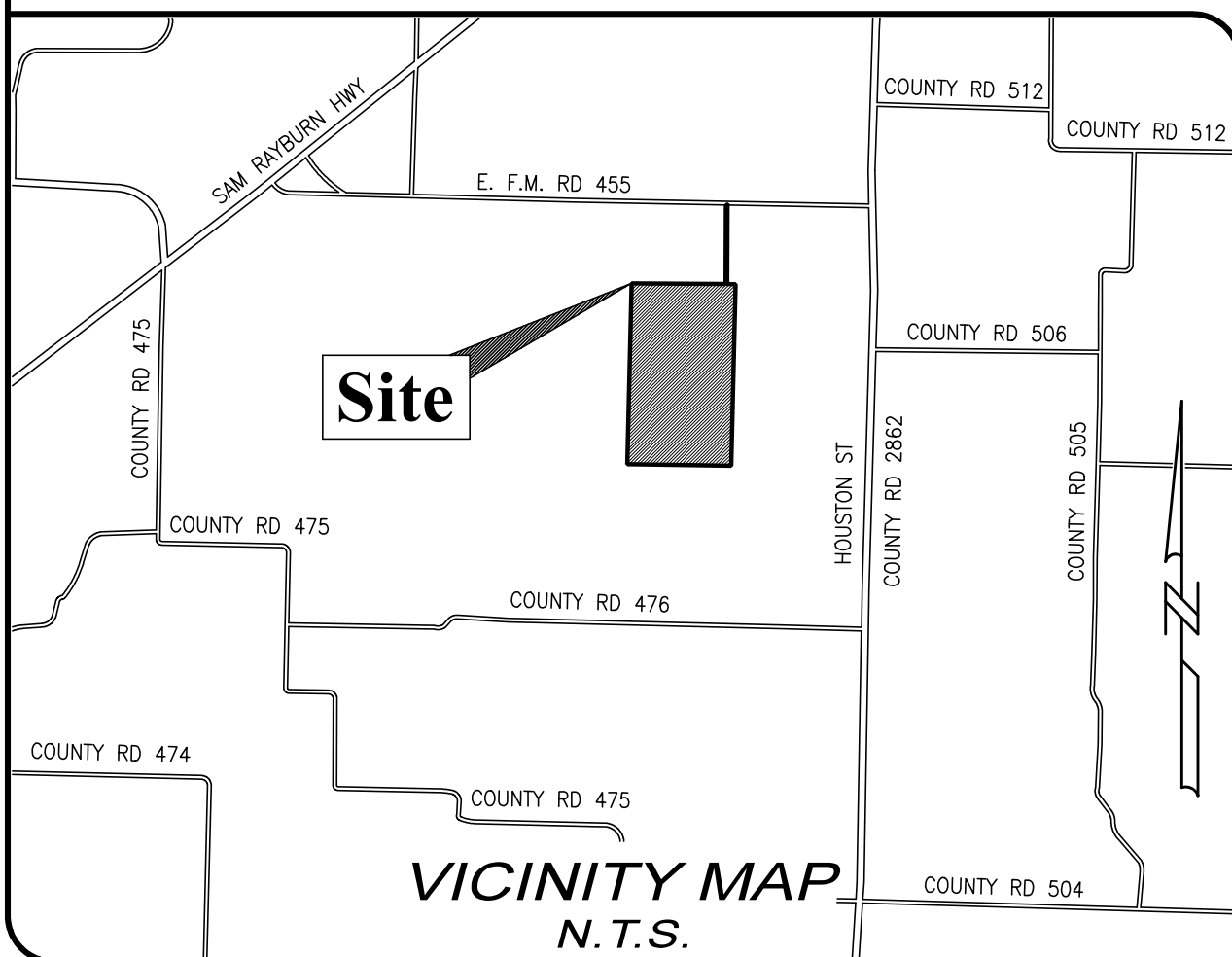
LINE	BEARING	DISTANCE
L1	S89°36'52"E	16.71'
L2	S00°17'19"W	35.90'
L3	S06°49'55"E	112.77'
L4	S01°20'41"W	1.00'
L5	N06°49'55"W	117.31'
L6	N00°17'19"E	36.00'
L7	S89°36'52"E	23.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	16.37	15.91	S21°02'01"E	45°53'07"
C2	20.00	27.38	66.87	S02°36'22"E	88°00'00"
C3	20.00	20.09	19.26	S10°25'42"E	57°33'38"
C4	20.00	87.33	86.64	S13°00'59"E	25°01'04"
C5	155.00	306.70	259.06	S49°51'14"E	113°22'19"
C6	20.00	30.63	27.72	S62°40'21"W	87°44'06"
C7	42.66	140.00	131.04	S10°04'29"E	90°00'00"
C8	30.00	36.93	34.64	S33°55'11"E	70°31'44"
C9	60.00	262.35	97.88	S56°04'49"W	25°31'44"
C10	60.00	168.11	118.27	S11°04'49"E	16°03'44"
C11	24.23	60.95	54.49	N45°01'19"W	90°00'00"
C12	20.00	60.95	60.71	N10°04'29"E	17°27'37"
C13	80.00	122.50	110.88	N67°40'21"E	87°44'06"
C14	95.00	187.98	158.78	N55°11'14"E	113°32'19"
C15	20.00	62.73	61.81	N13°41'57"E	25°01'04"
C16	80.00	23.65	23.57	N13°40'37"W	16°56'26"
C17	20.00	15.50	15.12	N27°24'52"W	42°44'55"
C18	50.00	82.13	73.21	N02°33'45"W	94°20'11"
C19	16.61	4.00	4.00	N02°33'13"E	45°53'07"
C20	20.00	4.01	4.00	S 02°30'30" W	11°29'11"

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

2) Bearings based on General Warrant Deed as recorded under County Clerk's No. 20210831001772190, of the Collin County Land Records, Texas.

3) A portion of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 0180 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Areas dated June 2, 2009. (Zone A/X).



Scube Properties LLC
(Called 221.73 acres)
CC# 20170628000846480, CCLA

[illegible]

Duckworth Living Trust
(Called 84.684 acres)
CC# 97-0028832, CCLR

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

Registered Sanitarian or Designated Representative
Collin County Development Services

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEAN BY THESE PRESENTS:

THAT, **Steven Nelson & Sandra Nelson** acting herein by and through its duly authorized officers, does hereby adopt this plot designation the hereabove described property as **Nelson Ranch Lots 1-6, Block A & Lot 1, Block B**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plot. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, structures, trees, shrubs, plants, or growths which may, in any way, endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

EXECUTED this _____ day of _____, 2022.

Steven Nelson (Owner)

Sandra Nelson (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day, personally appeared **Steven Nelson**, 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.

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

Notary Public for the
State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day, personally appeared **Sandra Nelson**, 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.

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

Notary Public for the
State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN *

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Anna, Collin County, Texas.

F. E. Bemenderfer Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF COLLIN *

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer Jr.** known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

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

Notary Public in and for
The State of Texas

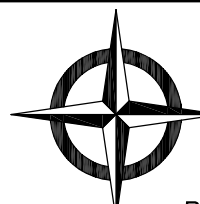
Printed Name _____

Owner:
Steven Nelson & Sandra Nelson
7586 E. F.M. 455
Anna, Tx 75409
(952) 221-2475
Attn: Steven Nelson
steve.nelson@chartwellfa.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com

Revised: 03.02.2021

P:\AC\2022Q1\AC886937.dwg

Roome
Land Surveying

Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 1001310

February 11, 2022

Planning & Zoning Commission and Council
City of Anna
3223 North Powell Parkway
Anna, Texas 75409

Re: **Waiver Request – Nelson Ranch Final Plat**

Council Members:

We have submitted a final plat for consideration by the City Council at an upcoming meeting. We respectfully request that this final plat be approved with a waiver to the following requirement:

Section 9.02.081(o) Maximum and Minimum length of block or street segments. *The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.*

Section 9.02.081(p) Maximum length of cul-de-sac streets. *A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the center point of the cul-de-sac bulb.*

Division 9. Tables and Diagrams. *Indicates that residential collector streets shall be 60 feet in width.*

This waiver is requested based on the following:

- A. The already existing private road is surrounded by other property owners, leaving us no opportunity to expand it to a 60-foot right-of-way.
- B. Our lot is completely surrounded by other lots which are owned by other property owners leaving us no way to connect to any other roadway or access. This is a unique piece of property in a unique situation.
- C. Additionally, the already existing private road is past 1,000 feet all the way up to the property line.

We appreciate your consideration of this waiver request and approval of the final plat.

Sincerely,

Sandy & Steve Nelson



Subdivision Ordinance – Street Waiver Request

MEMO No: 22-PWD-004

Date: March 1, 2022
To: Ross Altobelli, Director of Development Services
From: Greg Peters, P.E., Director of Public Works
CC: Wes Lawson, P.E., City Engineer
Re: Nelson Ranch Final Plat – ETJ Development

Steven Nelson has submitted a final plat for Nelson Ranch, a new single family residential subdivision located on the south side of FM 455, approximately 1,951 feet west of Houston Street, in the extraterritorial jurisdiction of the City of Anna, Texas.

The City requires all proposed subdivisions in the ETJ to meet the City of Anna Subdivision Regulations, which include specific requirements for public streets and lot frontage for residential properties.

The applicant is proposing a non-standard method of meeting the City's Subdivision Ordinance requirements due to the fact that the property is land locked. The applicant is proposing a 3,300 foot long private drive which will extend from FM 455 to the southern-most proposed residential lot.

Section 9.02.081(o) of the City of Anna Subdivision Ordinance states:

Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-

EXHIBIT C

sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

Section 9.02.081(p) of the City of Anna Subdivision Ordinance states:

Maximum length of cul-de-sac streets. A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerpoint of the cul-de-sac bulb.

The developer has requested a waiver of the 1,200-foot requirement for the maximum length of any block or street segment. He is also requesting a waiver of the maximum length of a cul-de-sac street, which is 600 feet. Finally, the applicant is requesting a waiver of the 60-foot width requirement for a residential collector street for the section of private drive through the existing 20-foot wide access strip of land he has connecting the property to FM 455.

The City of Anna Public Works Department has reviewed the waiver request, City Ordinances, and considered any potential impacts this waiver may have on the property. Staff has also reviewed the potential negative impacts to Nelson Ranch Subdivision if the waiver is not granted.

Staff Findings:

- The requested waiver is required for the applicant to meet City requirements for new subdivisions. The lack of access to public streets makes the subject tract extremely difficult to subdivide in a way which would be consistent with City of Anna standards.
- Not granting the waivers and extensions of maximum lengths will result in the project being unable to be completed as intended by the applicant.
- The property is located in the Westminster Fire District. Granting the extension may create significant challenges for public safety response to all of the proposed residential lots. Any public safety response impacts should be considered by the Planning & Zoning Commission and the City Council to be self-inflicted consequences of the applicant's request.

Staff finds that the proposed project is located in the unincorporated portion of Collin County and within the Westminster Fire District. As such, the development has very little impact on the resources and staff of the City of Anna.

Staff recommends approvals of the waivers based solely on the understanding that both Collin County and Westminster Fire District are the primary service providers for the property, and as

such should be the primary decision makers on allowing structures and homes to be built in the proposed lots.

A handwritten signature in black ink, appearing to read 'Greg Peters', with a stylized, looping flourish extending to the right.

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

Serenity at the Square - Amend Zoning PD-MF-2



CITY OF ANNA
Planning & Zoning Commission

March 7, 2022

Zoning & Concept Plan: Serenity at the Square, Block A, Lot 1

Applicant: Anna Town Square Partners I, LLC

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Serenity at the Square, Block A, Lot 1, Zoning and Concept Plan.

SUMMARY:

Multiple-family residential dwelling and commercial uses on 11.0± acres located at the southeast corner of Finley Boulevard and Sharp Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 129-2004 & Ord. No. 691-2015).

This concept plan is associated with the zoning request to allow a multiple-family residential and commercial 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 and commercial development and related site improvements.

The applicant has requested to table as they continue to refine the request and meet with neighbors and city officials to address some concerns being raised.

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission approve the applicants request to table this item to the April 4, 2022 Planning & Zoning Commission meeting.

ATTACHMENTS:

Locator
Table Request

SERENITY AT THE SQUARE

March 3, 2022

City of Anna
Planning Department – Attention: Lauren Mecke
3223 N. Powell Parkway
Anna, Texas 75049

Subject: Table request: Public Hearing to amend zoning of 11.0± acres located at the southeast corner of Finley Boulevard and Sharp Street

Planning Department,

As the property owner, we are hereby requesting our public hearing item be tabled until the Monday, April 4, 2022 Planning and Zoning Commission meeting agenda. This will allow our team to continue to refine our request and meet with neighbors and city officials to address some concerns being raised.

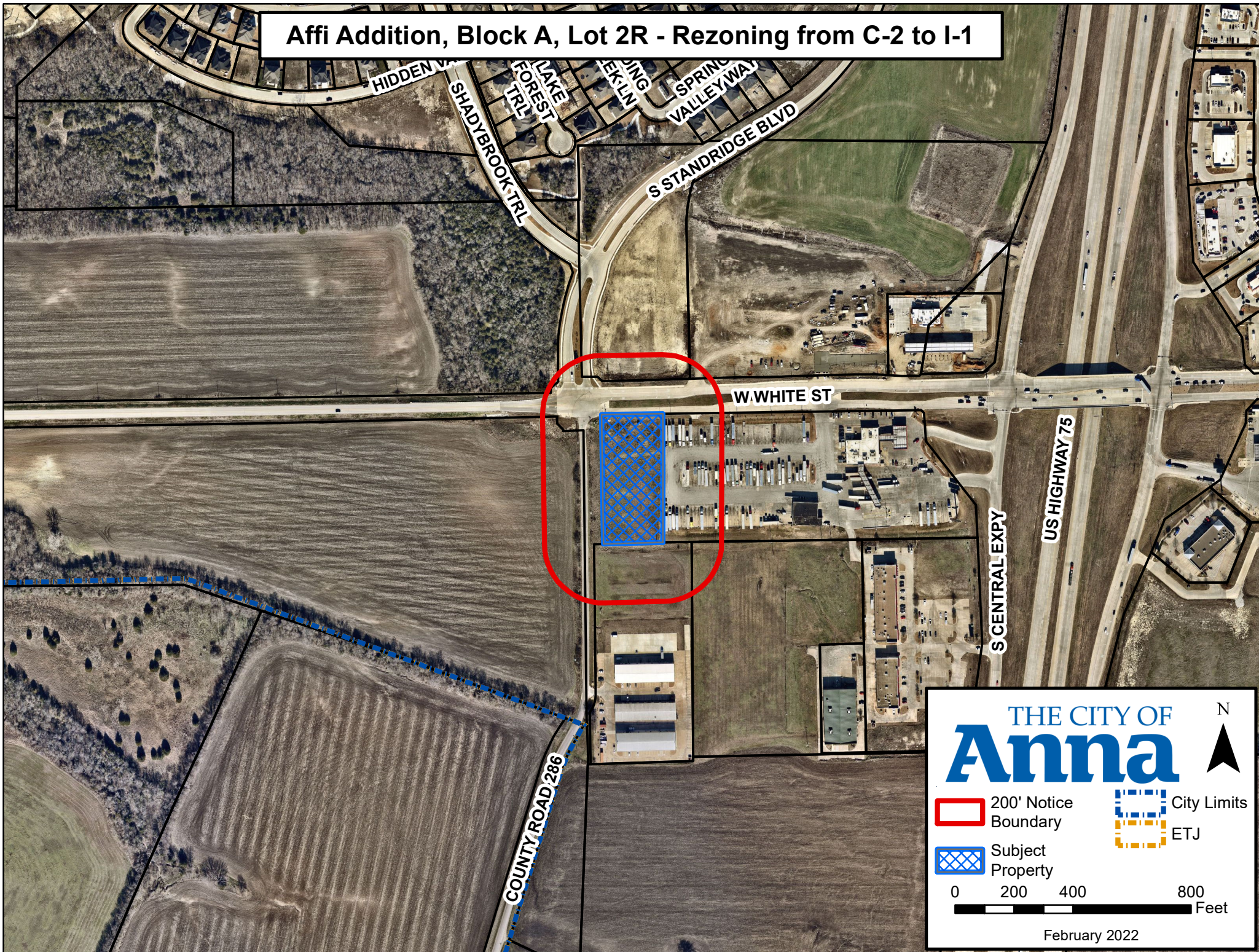
We appreciate your understanding and consideration to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Farmanali', with a stylized initial 'F'.

Farus Farmanali, Manager
Anna Town Square Partners I, LLC.

Affi Addition, Block A, Lot 2R - Rezoning from C-2 to I-1



CITY OF ANNA

Planning & Zoning Commission

March 7, 2022

Zoning: Affi Addition, Block A, Lot 2R

Applicant: SAHI – ANTOINE, LLC

DESCRIPTION:

Request to rezone 2.0± acres from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow for the use of Automotive repair, major located at the southeast corner of W. White Street (FM 455) and Standridge Boulevard (CR 286).

REMARKS:

The applicant is requesting to rezone the property in order to allow for the use of Automotive repair, major.

Automobile repair, major: General repair or reconditioning of engines and air conditioning systems for motor vehicles; wrecker service; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop; vehicle steam cleaning; those uses listed under “Automobile repair, minor”; and other similar uses.

Per the zoning ordinance, the Light Industrial (I-1) district is intended to accommodate those uses that are of a non-nuisance type located in relative proximity to residential areas.

A concept plan, Affi Addition, Block A, Lot 2R, accompanies this request.

Surrounding Land Use and Zoning

North	Across W. White Street, vacant tract, zoned C-1
East	Truck Stop, zoned C-2
South	Office / Warehouse and partially vacant tract, zoned C-2
West	Across Standridge Boulevard, vacant tract, zoned PD-C-1/MF-2

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial.

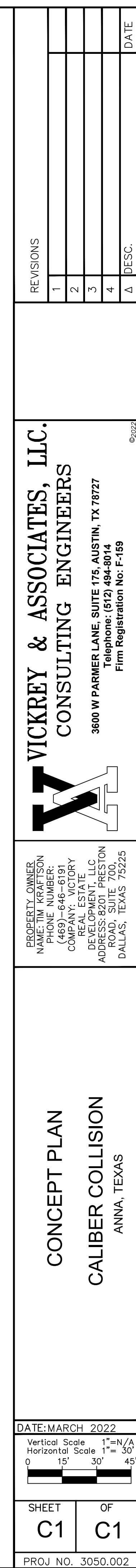
Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may

attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

Since automotive repair would be considered a service type use, the proposed development would conform with the Future Land Use Plan for the commercial designation.

SUMMARY:

The applicant is requesting to rezone the property in order to allow for the use of an automotive repair, major. The request is in conformance with the Future Land Use Plan.



CITY OF ANNA
PLANNING & ZONING COMMISSION

March 7, 2022

Concept Plan: Affi Addition, Block A, Lot 2R

Applicant: SAHI – ANTOINE, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Affi Addition, Block A, Lot 2R, Concept Plan.

SUMMARY:

Automotive repair, major on one lot on 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286).

This concept plan is associated with the zoning request to allow an automotive repair, major development and is contingent upon approval of that request.

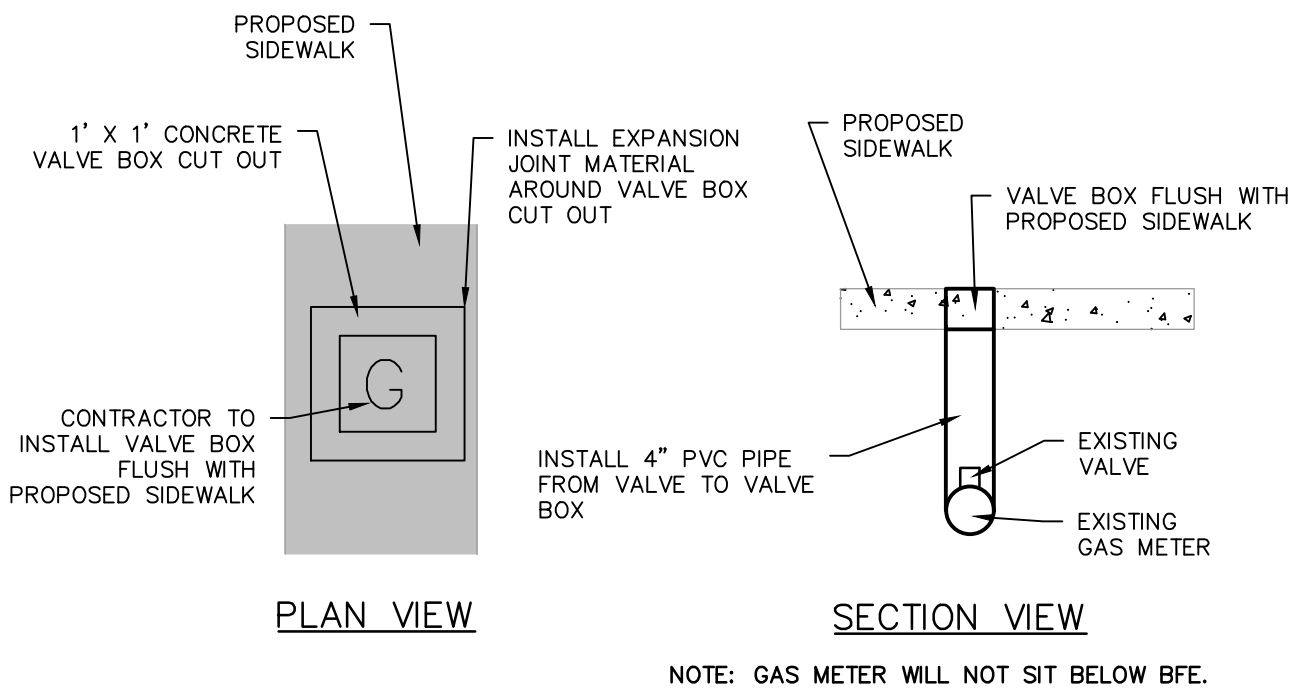
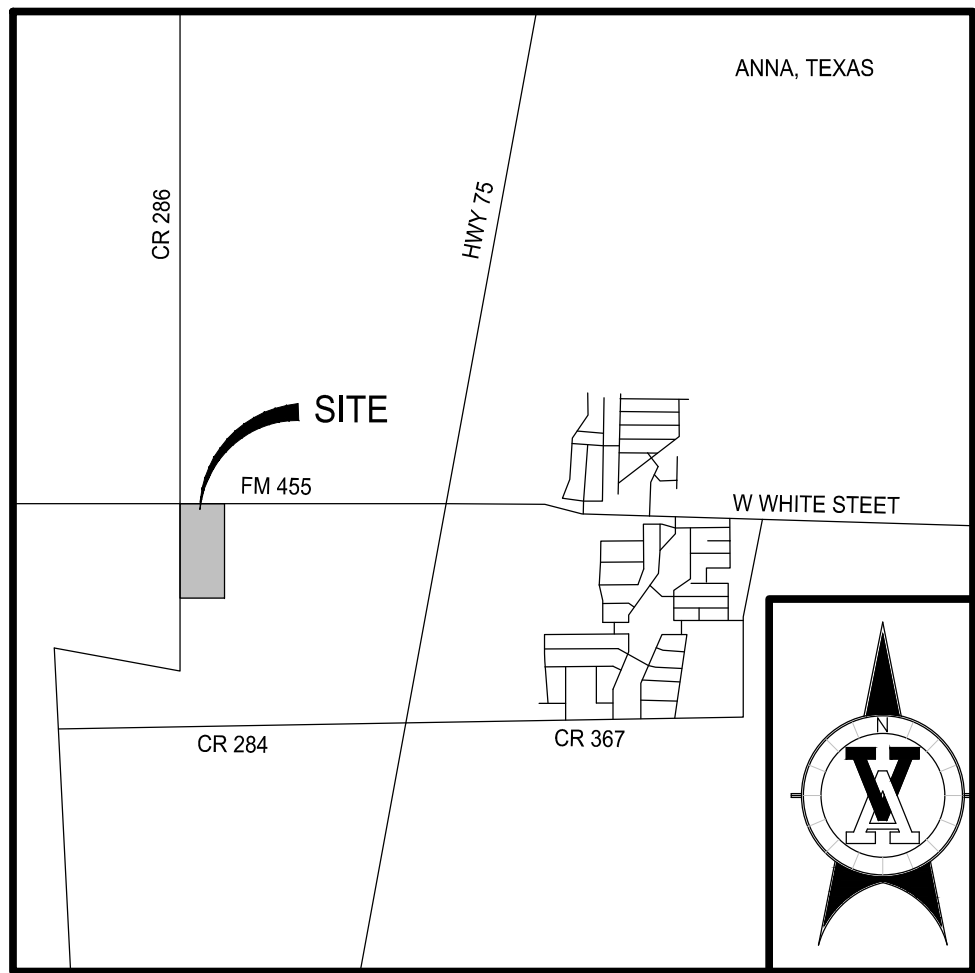
The purpose for the concept plan is to show the future automotive repair development and related site improvements.

RECOMMENDATION:

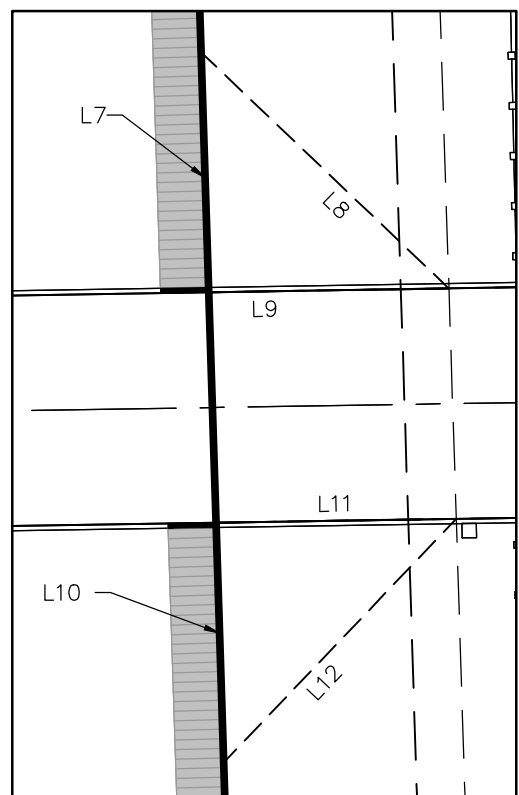
Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit



DETAIL A



Line #	Length	Bearing
L1	25.00	S88°24'53"W
L2	35.26	N46°25'51"W
L3	25.00	N01°16'36"W
L4	14.92	N88°24'53"E
L5	25.00	N01°30'35"W
L6	29.19	S29°29'18"W
L7	25.00	N01°48'49"W
L8	35.63	N46°22'12"W
L9	25.00	S89°04'25"W
L10	25.00	N01°48'53"W
L11	25.00	N89°04'26"E
L12	35.08	S43°37'59"W

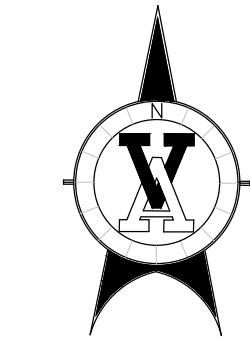
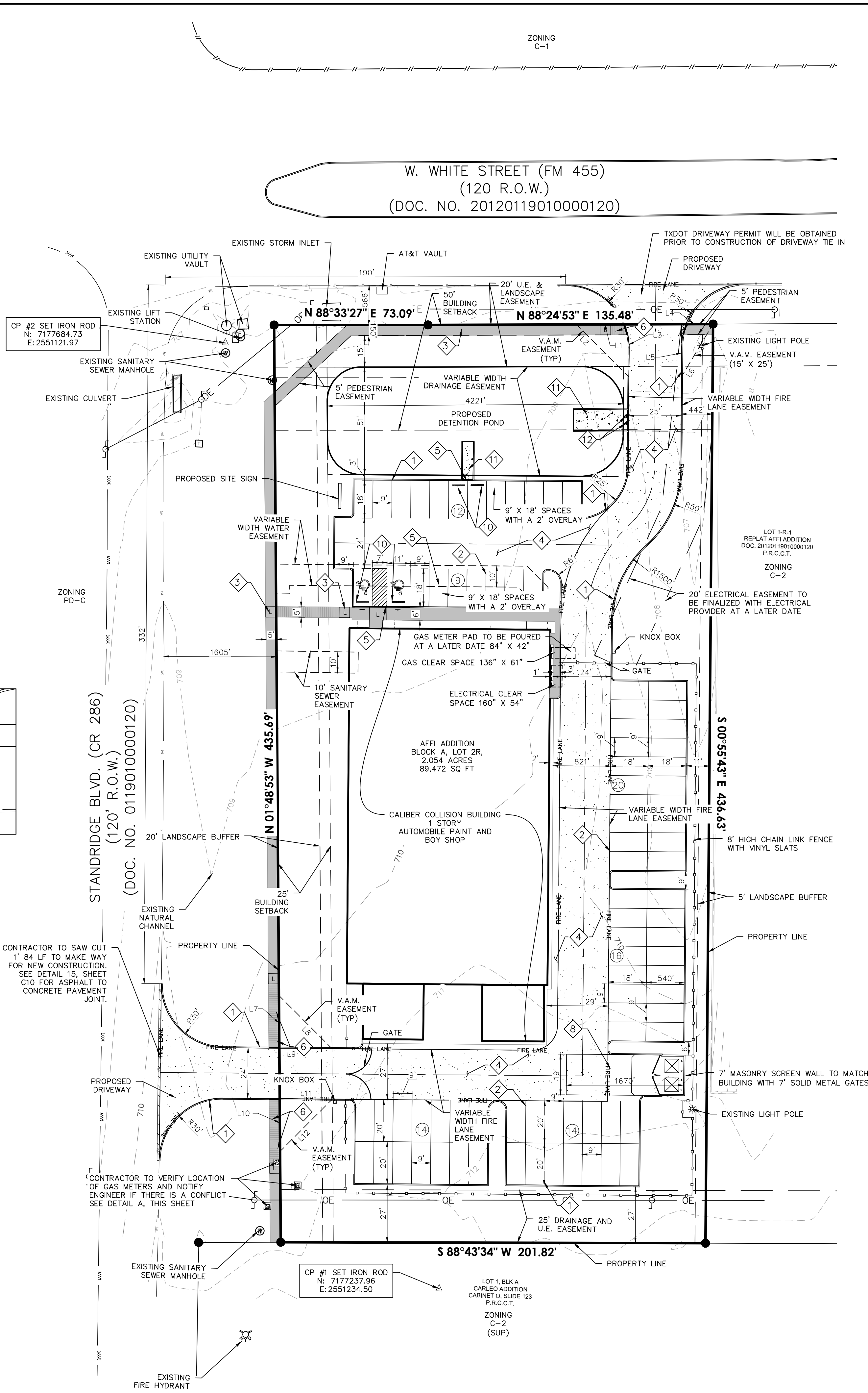
VAM DETAIL INFORMATION

PROPERTY DESCRIPTION:
CALIBER COLLISION
2.054 ACRES
LEGAL DESCRIPTION: BEING LOT
2-R, REPLAT OF AFFI ADDITION,
DOCUMENT NUMBER
20120119010000120, PLAT
RECORDS, COLLIN COUNTY, TEXAS
714 S CENTRAL EXPY,
ANNA, TEXAS 75409

DRAWN BY: RM/AW

CHECKED BY: VW

APPROVED BY: JT



SCALE: 1"=30'

ITEM	TOTAL
GENERAL SITE DATA	
CURRENT ZONING	C-2
PROPOSED ZONING	I-1
LOT AREA (SF & ACRES)	89,482 SF & 2.054 ACRES
BUILDING FOOTPRINT AREA (SF)	17,640 SF
BUILDING HEIGHT (# STORIES)	1
LOT COVERAGE (%)	19.71%
PARKING	
PARKING RATIO	4 SPACES PER 100 SF GFA
REQUIRED PARKING (# SPACES)	71
PROVIDED PARKING (# SPACES)	85
ADA PARKING REQUIRED (# SPACES)	2
ADA PARKING PROVIDED (# SPACES)	2
LANDSCAPE AREA	
REQUIRED INTERNAL LANDSCAPE (SF - 8 SF PER PARKING SPACE)	680 SF
ADDITIONAL LANDSCAPE AREA PROVIDED (SF)	17,946 SF
TOTAL LANDSCAPE AREA	18,626 SF

NOTES:

- ALL SIDEWALKS ARE TO BE 5' AND ADA ACCESSIBLE UNLESS OTHERWISE NOTED. A MINIMUM UNOBSTRUCTED CLEARANCE OF 4' IS TO BE MAINTAINED AROUND POWER POLE ENCROACHMENTS. ALL SIDEWALKS TO HAVE A MAXIMUM 5% RUN-SLOPE AND A MAXIMUM 2% CROSS-SLOPE.
- ALL BUILDINGS SHALL HAVE A MAXIMUM 1/2" DROP FROM FINISHED FLOOR AT THRESHOLDS, AND FINISHED GROUND ELEVATIONS AT EXTERIOR SHALL BE 8" LOWER THAN FINISHED FLOOR ELEVATIONS.
- CONTRACTOR TO SECURE ANY POWER POLES IF WITHIN 5' RADIUS DURING CONSTRUCTION.
- ALL SPOILS AND DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
- CONTRACTOR SHALL INCORPORATE CURB WEEPHOLES WHERE NEEDED, BUT AT MINIMUM AT DOWNSTREAM END OF ALL GRASSED ISLANDS.
- ALL DIMENSIONS ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL HANDICAPPED PARKING SPACES AND SIDEWALK LANDINGS TO HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- ALL PARKING SPACES ARE 9'W X 18'L UNLESS OTHERWISE NOTED. PARKING SPACES IDENTIFIED WITH A "C" ARE MINIMUM 8'W X 16' LONG COMPACT SPACES UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER LINES, GAS LINES, SEWER LINES, ELECTRIC LINES AND POWER POLES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURBS, SIDEWALKS AND UTILITIES.
- CONTRACTOR SHALL STORE ALL CONSTRUCTION MATERIALS ON SITE.
- ALL CURB RETURN RADII ARE 2' UNLESS SHOWN OTHERWISE.
- PARKING SPACE COUNT IS DESIGNATED BY CIRCLE WITH NUMBER INSIDE.
- REFER TO LANDSCAPE ARCHITECT SHEET 2.0 FOR BMP DETAILS.
- ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS.
- PER FIRM PANEL NO 48085C0155J, DATED 06/02/2009, NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN OR OTHER SPECIAL FLOOD HAZARD AREA.
- PROPOSED BUILDING SHALL BE EQUIPPED WITH SPRINKLERS.
- V.A.M. = 25' X 25' VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT TYP
- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- GATES SHALL BE OPEN DURING OPERATING HOURS.

DETAIL LEGEND

- 8" CURB, DETAIL 1, SHEET C10
- 4" STRIPING, DETAIL 2, SHEET C10
- SIDEWALK, DETAIL 3, SHEET C10
- CONCRETE PAVEMENT, DETAIL 4, SHEET C10
- H/C PARKING, DETAIL 5, SHEET C10
- H/C RAMP, DETAIL 6, SHEET C10
- COMMERCIAL DRIVEWAY, DETAIL 7, SHEET C10
- DUMPSTER PAD, DETAIL 4, SHEET C10
- HEADER CURB, DETAIL 8, SHEET C10
- CONCRETE WHEEL STOP, DETAIL 9, SHEET C10
- CURB CUT, DETAIL 10, SHEET C10
- REMOVABLE BOLLARD, DETAIL 14, SHEET C10

EXHIBIT A

CONCEPT PLAN
AFFI ADDITION
BLOCK A, LOT 2R
2.054 ACRES
LOCATED AT 714 S
CENTRAL EXPY, ANNA, TX
75409
CITY OF ANNA, COLLIN
COUNTY,
02/22/2022

REVISIONS	DATE
1	
2	
3	
4	
Δ	DESC.

VICKREY & ASSOCIATES, LLC. CONSULTING ENGINEERS 3600 W PARKER LANE, SUITE 175, AUSTIN, TX 78727 Telephone: (512) 484-8014 Firm Registration No: F-169	
PROPERTY OWNER: NAME: TIM KRAFTSON PHONE NUMBER: (469)-646-6191 COMPANY: VICTORY DEVELOPMENT, LLC ADDRESS: 8201 PRESTON ROAD, SUITE 700, DALLAS, TEXAS 75225	
CONCEPT PLAN CALIBER COLLISION ANNA, TEXAS	
DATE: MARCH 2022 Vertical Scale 1"=N/A Horizontal Scale 1"= 30' 0 15' 30' 45'	
SHEET C1	OF C1
PROJ NO. 3050.002	

Anna West - Annexation & Zoning

COUNTY ROAD 288

COUNTY ROAD 828

COUNTY ROAD 827

COUNTY ROAD 287

W FM 455

THE CITY OF
Anna



200' Notice Boundary

Subject Property

City Limits
ETJ

0 325 650 1,300 Feet

January 2022

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 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).

HISTORY:

At the February 7, 2022 Planning & Zoning Commission meeting, a motion to recommend approval for the request failed to obtain a second. Then a motion to recommend denial resulted in a 2-2 vote meaning no action was taken. Sec. 9.04.043 (e) outlines the procedure for providing City Council a recommendation:

(e) Commission report. The planning and zoning commission, after the public hearing is closed, shall vote on its recommendations on the proposed change to be sent in a report to the city council. Such report may recommend for or against such proposed change and may, but need not, include reasons for such decision. The commission may defer its report for not more than 60 days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. If the commission fails to finally report after 60 days, it would be deemed to have recommended negatively to the proposal.

With no action being taken at the last meeting, the Planning and Zoning Commission is still within the timeframe to provide a recommendation.

REMARKS:

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

Courts – Multifamily residences of Sec. 9.04.033 (special uses) requires inner courts faces of all opposite walls to be a minimum distance of 30 feet apart and no balcony or canopy shall extend into such court area for a distance greater than five feet.

- The applicant is proposing to reduce this to 20 feet.

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.

Landscaping – The applicant is proposing drip-line irrigation and increasing the required distance between trees and parking spaces. Additionally, the development will alternate trees within the parking areas to provide space for mechanical and electrical equipment necessary for the development.

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

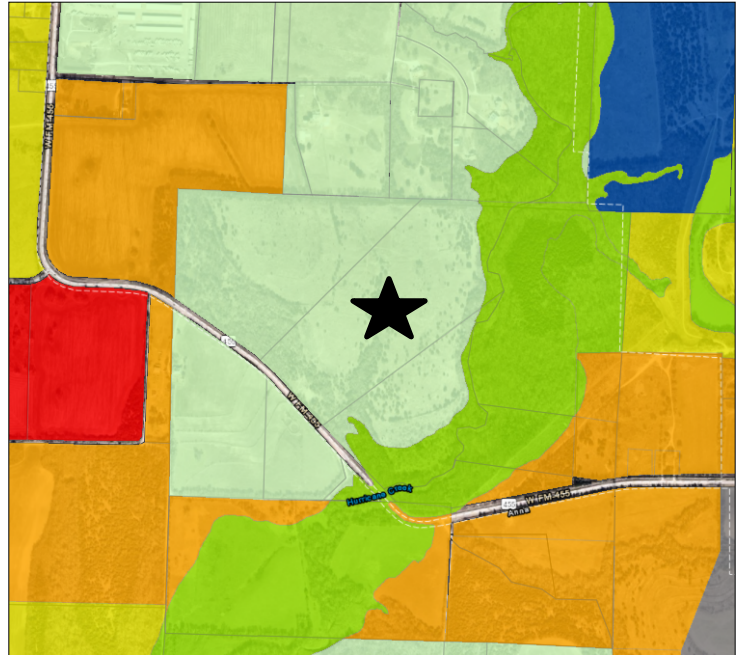
- a. Sustainable Anna Community Through Planned, Managed Growth

- 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.

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.

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.

ATTACHMENTS:

Locator
Exhibit A Legal Description
Exhibit B Concept Plan

RECOMMENDATION:

Below are recommended restrictions if the Commission votes in favor of the request:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit B).

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. Courts: Where an apartment building is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of 20 feet apart and no balcony or canopy shall extend into such court area for a distance greater than five feet.

D. Covered parking: 50% of the required parking must be covered.

E. Screening Device Requirements

a. Minimum height: 6'

b. Location: Along the property line on any perimeter not abutting a public street, floodway, open greenspace, or right-of-way.

c. Material Options:

i. Brick masonry, stone masonry, precast concrete or other architectural masonry finish. (No thin-wall masonry allowed; "thin wall" is defined as any wall 2-1/2" or less in width);

ii. Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 100' on center with structural supports spaced every 10', and with sufficient evergreen landscaping to create a screening effect;

- iii. Living plant screen (only upon approval by the planning and zoning commission through the site plan process); or
- iv. Alternate equivalent screening (only upon approval by the planning and zoning commission through the site plan process).

F. Refuse facilities:

- a. Every dwelling unit in a multifamily complex that is not served by private valet trash services shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.
- b. In the event that the complex is served by a trash compactor, there shall be available at all times at least three cubic yards of refuse container per 30 multifamily dwelling units.
- c. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a screen wall of Masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

G. Landscaping

- a. A landscape island shall be located at the terminus of each parking row, every other landscape island shall contain at least one tree.
- b. Landscape areas shall have a landscaped area with at least one tree within 100 feet of every parking space.
- c. Drip-line placed on grade within planting beds may be used for irrigation of required landscaping.



EXHIBIT A

1 OF 3

ST. LOUIS

Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel

PHOENIX

2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

PROPERTY DESCRIPTION

BEING A CALLED 43.878 ACRE TRACT OF LAND SITUATED IN THE J.M. KINCAIDE SURVEY, ABSTRACT NO. 510, COLLIN COUNTY, TEXAS BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO YN LLC AS RECORDED IN DOCUMENT NO. 20180827001077280, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PBJ SURVEY" FOUND FOR THE SOUTHEAST CORNER OF SAID YN LLC TRACT AND SOUTHWEST CORNER OF A CALLED 26.39224 ACRES TRACT OF LAND DESCRIBED IN DEED TO MICHAEL J. HENDRICKS AS RECORDED IN VOLUME 2825, PAGE 366, O.P.R.C.C.T. AND WITH SAID CORNER BING IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) OF FARM-TO-MARKET (F.M.) ROAD NO. 455 (A CALLED VARIABLE WIDTH R.O.W.);

THENCE NORTH 43 DEGREES 23 MINUTES 55 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID YN LLC TRACT AND NORTHERLY R.O.W. LINE OF SAID F.M. NO. 455, A DISTANCE OF 543.52 FEET TO A WOOD R.O.W. MONUMENT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 995.37 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH AN ARC LENGTH OF 215.71 FEET, AN INTERIOR (DELTA) ANGLE OF 12 DEGREES 24 MINUTES 59 SECONDS, A CHORD BEARING NORTH 49 DEGREES 36 MINUTES 12 SECONDS WEST AND A CHORD LENGTH OF 215.28 FEET TO A 1/2 INCH ROD FOUND FOR THE SOUTHWEST CORNER OF SAID YN LLC TRACT AND SOUTHEAST CORNER OF A CALLED 39.4464 ACRES TRACT OF LAND DESCRIBED IN DEED TO ROYCE SHAW AS RECORDED IN VOLUME 3825, PAGE 362, O.P.R.C.C.T.;

THENCE NORTH 45 DEGREES 57 MINUTES 19 SECONDS EAST, DEPARTING THE NORTHERLY R.O.W. OF SAID F.M. NO. 455 AND ALONG THE WESTERLY LINE OF SAID YN LLC TRACT AND WESTERLY LINE OF SAID SHAW TRACT, A DISTANCE OF 1891.83 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" (TYPICAL) SET FOR THE NORTHWEST CORNER OF SAID YN LLC TRACT AND NORTHEAST CORNER OF SAID SHAW TRACT AND BEING IN THE SOUTH LINE OF A CALLED 10.07 ACRES TRACT OF LAND DESCRIBED IN DEED TO CIGANY RANCH, LLC AS RECORDED IN DOCUMENT NO. 20190708000793230, O.P.R.C.C.T.;

THENCE SOUTH 87 DEGREES 38 MINUTES 01 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID YN LLC TRACT AND SOUTH LINE OF SAID CIGANY

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING

Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona and Texas, herein referred to as "Cole"
Texas Board of Professional Land Surveying Corporate Registration #10193871
Texas Board of Professional Engineers Registration #F-10253

EXHIBIT A

2 OF 3

RANCH TRACT, A DISTANCE OF 15.32 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 88 DEGREES 12 MINUTES 35 SECONDS EAST, CONTINUING ALONG THE COMMON NORTH LINE OF SAID YN LLC TRACT AND SOUTH LINE OF SAID CIGANY RANCH TRACT, PASSING THE SOUTHEAST CORNER OF SAID CIGANY RANCH TRACT AND SOUTHWEST CORNER OF A CALLED 15.14 ACRES TRACT OF LAND DESCRIBED IN DEED TO KCKM PROPERTIES LLC AS RECORDED IN DOCUMENT NO. 20120328000359310, O.P.R.C.C.T. AND CONTINUING ALONG THE COMMON LINE OF SAID YN LLC AND KCKM TRACTS FOR A TOTAL DISTANCE OF 284.90 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 87 DEGREES 25 MINUTES 12 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID YN LLC AND KCKM TRACTS FOR A DISTANCE OF 204.91 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 87 DEGREES 47 MINUTES 12 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID YN LLC AND KCKM TRACTS FOR A DISTANCE OF 318.80 FEET TO A POINT FOR THE NORTHERLY NORTHEAST CORNER OF SAID YN LLC TRACT BEING IN HURRICANE CREEK AND BEING IN THE WESTERLY LINE OF A CALLED 4.14 ACRES TRACT OF LAND DESCRIBED IN DEED TO DWIGHT CRIGGERS AS RECORDED IN DOCUMENT NO. 20090108000022530, O.P.R.C.C.T.;

THENCE CONTINUING ALONG THE COMMON WESTERLY LINE OF SAID CRIGGERS TRACT AND EASTERLY LINE OF SAID YN LLC TRACT AND ALONG HURRICANE CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 77.13 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 224.25 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 123.55 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 19 MINUTES 05 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 14 MINUTES 05 SECONDS WEST, A DISTANCE OF 99.00 FEET TO A POINT FOR CORNER;

SOUTH 7 DEGREES 11 MINUTES 55 SECONDS EAST, A DISTANCE OF 79.00 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 93.64 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT FOR THE SOUTHERLY NORTHEAST CORNER OF SAID YN LLC TRACT, SOUTHWEST CORNER OF SAID CRIGGERS TRACT AND NORTHERNMOST CORNER OF SAID HENDRICKS TRACT;

EXHIBIT A
3 OF 3

THENCE SOUTH 54 DEGREES 33 MINUTES 34 SECONDS WEST, DEPARTING SIDE HURRICANE CREEK AND ALONG THE COMMON EAST LINE OF SAID YN LLC TRACT AND WEST LINE OF SAID HENDRICKS TRACT, A DISTANCE OF 1883.98 FEET TO THE **POINT OF BEGINNING**, AND **CONTAINING**, WITHIN THE METES AND BOUNDS HEREIN RECITED, 43.878 ACRES (1,911,347 SQUARE FEET) OF LAND, MORE OR LESS.

COLE DESIGN GROUP, INC.
BRANCH REGISTRATION NUMBER 10193871

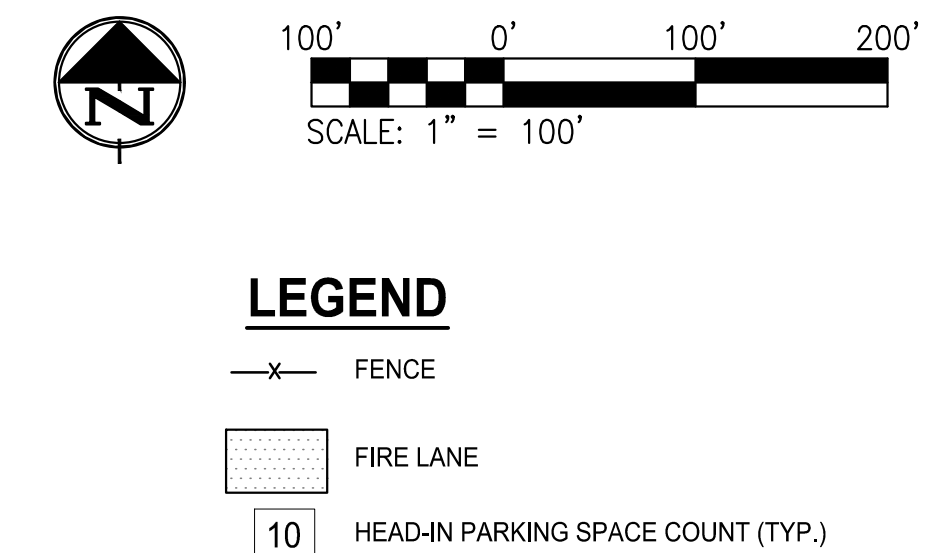


DANIEL L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5577
EMAIL: LJACKSON@COLETX.COM
PROJECT NO. 21-0180



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.x%)	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.



REQUIRED			
TYPE	REQUIREMENT	# OF	TOTAL1
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.		

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
UW, LLC	COLE DESIGN GROUP	COLE DESIGN GROUP
1062 MILLER ROAD	6175 MAIN STREET	6175 MAIN STREET
ALLEN, TX 75013	SUITE 367	SUITE 367
PHONE: 975.769.2141	FRISCO, TEXAS 75034	FRISCO, TEXAS 75034
JAY DEEPIKA BATHINA	PHONE: 469.880.7910	PHONE: 940.440.2696
	DYLAN T. BLACKSHEAR, P.E.	DANIEL L. JACKSON, RPLS

EXHIBIT B

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
Frisco Square
6175 Main Street
Suite 357
Suite 357, 710924
377.654.8000 fax
www.coleinc.com

cole

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
GIS / ADA TRANSITION PLANNING

are on the Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, #1-0253 Land Survey/Corporate Registration #10198971

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DESIGN/CALC BY	MGZ
DRAWN BY	MGZ
CHECKED BY	DTB
DRAWING SCALE	1" = 100'
DATE	1/28/2022

Job Number
21-0180

Sheet Number
EXH.01

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 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:

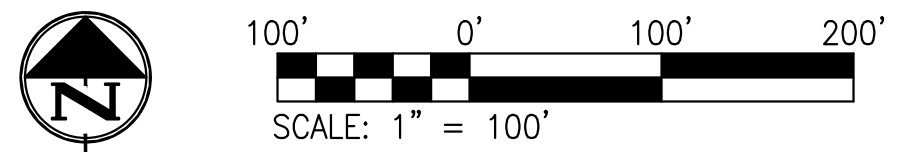
Locator
Exhibit

CONCEPT PLAN NOTES

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.

FLOOD PLAIN NOTE

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.

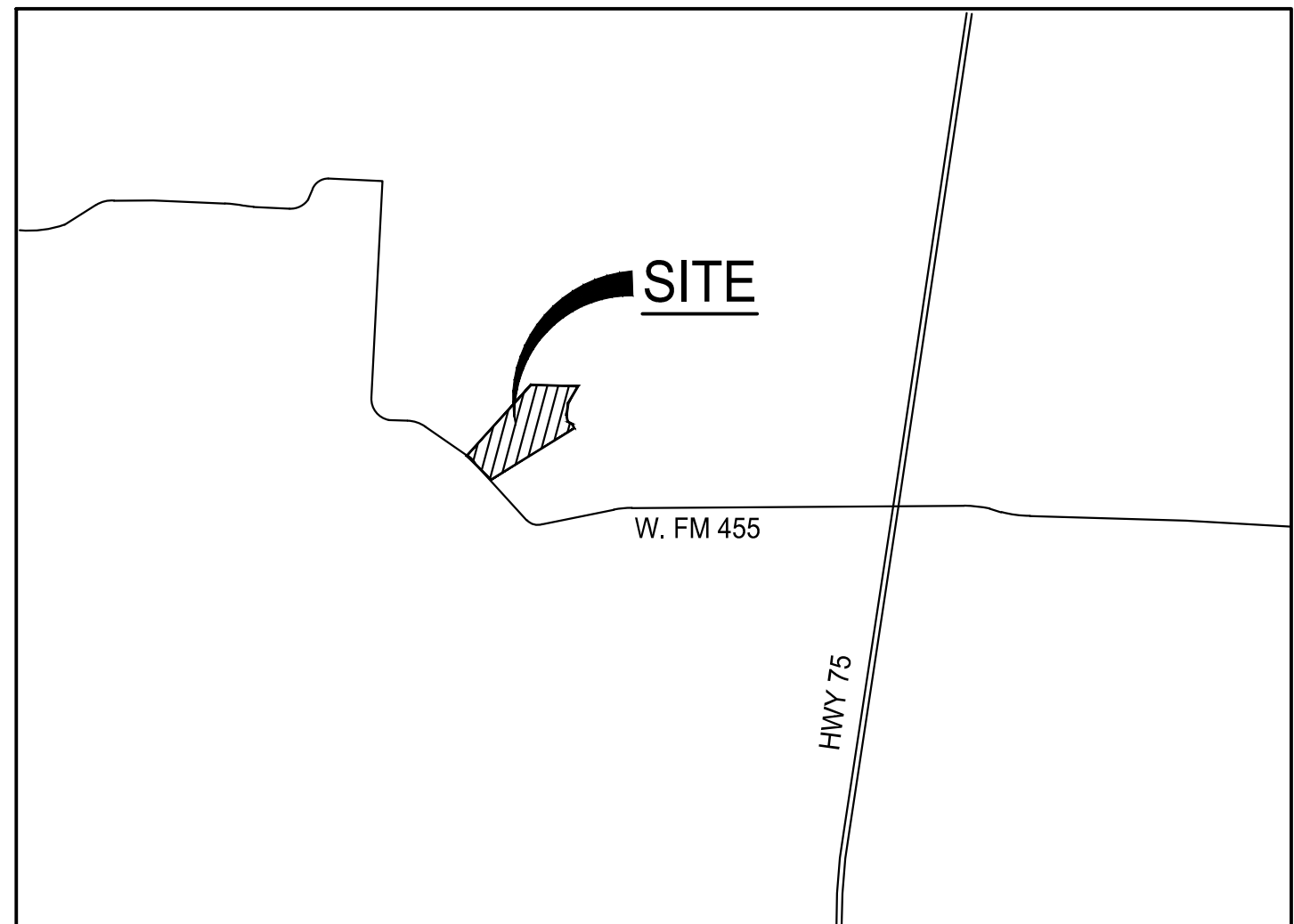


LEGEND

- X — FENCE
- [Pattern] FIRE LANE
- [Box with 10] HEAD-IN PARKING SPACE COUNT (TYP.)

SITE SUMMARY TABLE

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.



LOCATION MAP
(NOT TO SCALE)

CITY OF ANNA OPEN SPACE ANALYSIS

REQUIRED			
TYPE	REQUIREMENT	# OF	TOTAL1
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 YN, LLC 1062 MILLER ROAD ALLEN, TX 75013 PHONE: 575.769.2141 JAYA DEEPIKA BATHINA	ENGINEER / PREPARER COLE DESIGN GROUP 6175 MAIN STREET SUITE 367 FRISCO, TEXAS 75034 PHONE: 469.880.7910 DYLAN T. BLACKSHEAR, P.E.	SURVEYOR COLE DESIGN GROUP 6175 MAIN STREET SUITE 367 FRISCO, TEXAS 75034 PHONE: 940.440.2698 DANIEL L. JACKSON, RPLS
--	--	---

EXHIBIT A

DEVELOPER/OWNER:
PROVIDENT REALTY ADVISORS
1020 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

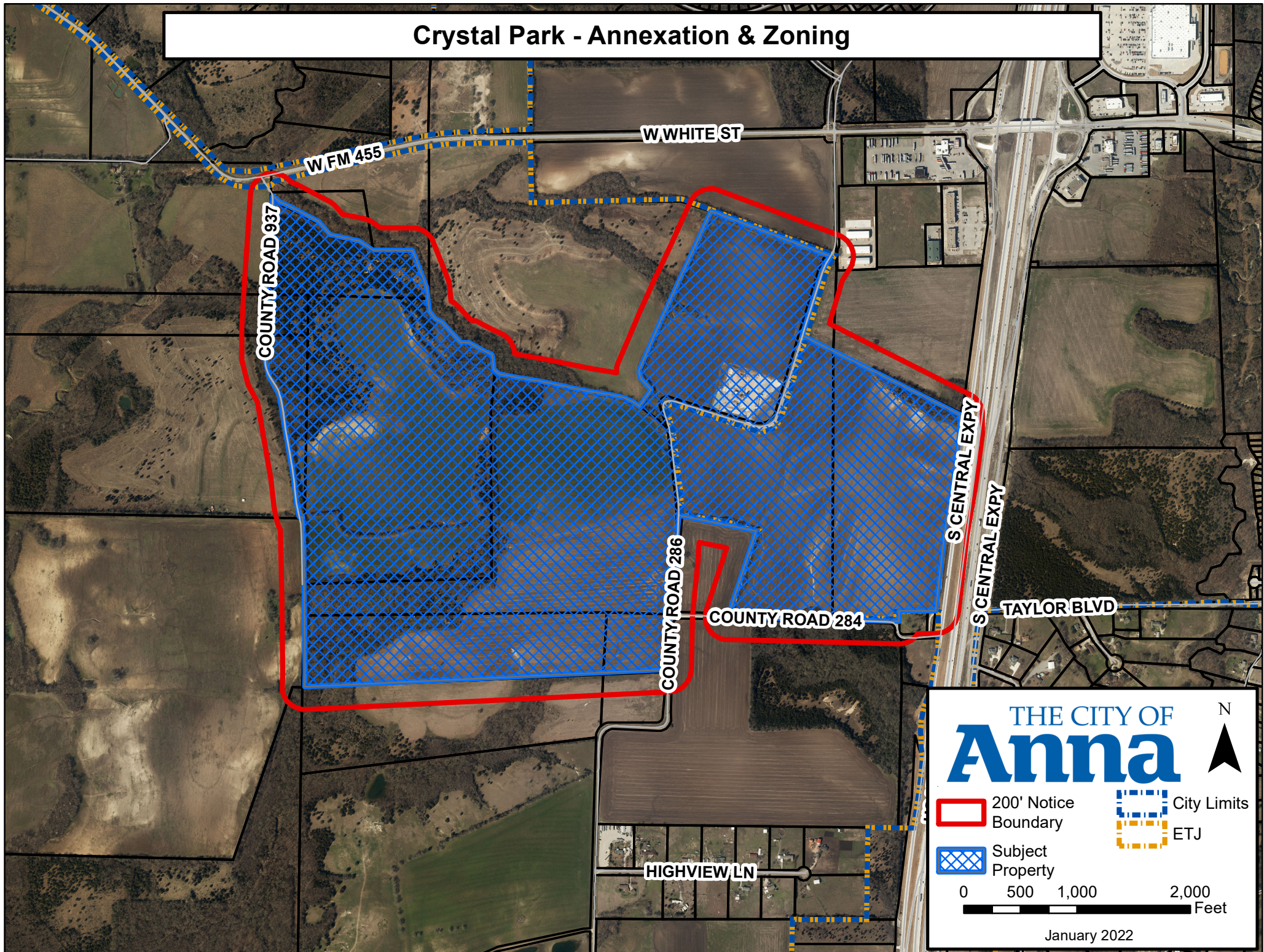
COLE

© + DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
www.coleco.com

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
7/65 / ADA TRANSITION PLANNING
Texas Board of Professional Engineering and Land Surveyors
Registration #10198871
Cole is a registered member of the International Association of Professional Engineers and Surveyors (IAPES) and the International Association of Professional Engineers and Surveyors (IAPES).

DESIGN/CALC BY: MGZ
DRAWN BY: MGZ
CHECKED BY: DTB
DRAWING SCALE: 1" = 100'
DATE: 1/28/2022
Job Number
21-0180
Sheet Number
EXH.01

Crystal Park - Annexation & Zoning



CITY OF ANNA

PLANNING & ZONING COMMISSION

March 7, 2022

Public Hearing: Zoning – Crystal Park

Applicant: Bloomfield Homes, LP

DESCRIPTION:

Request to annex 291± acres and establish zoning 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) for 969 single-family dwellings, detached lots and 5 commercial lots.

The proposed zoning will contain single-family homes of various sizes, townhomes, commercial, mixed-use, and professional campus development over multiples phases. The permitted uses and standards for development of the Property shall be in accordance with the, SF-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2) of the Zoning Ordinance and applicable City Regulations, except as amended and modified in the Crystal Park Development Agreement (Resolution No. 2021-12-1007).

REMARKS:

On December 14, 2021, the City Council approved the Crystal Park Development Agreement which established development regulations and standards for the 391± acres. The applicant is requesting to annex and establish zoning in conformance with the approved development agreement.

The overall residential development outside of the Mixed-Use District will have a maximum of 969 residential lots meeting the following thresholds:

- Minimum SF-10.5 lots: 95 lots
- Minimum number of SF-84 lots: 149 lots
- Maximum number of SF-60 lots: 419 lots

A concept plan associated with the residential development (Exhibit B), Crystal Park, accompanies this request.

See attached Exhibit C for a complete list of the proposed zoning development standards.

Surrounding Land Uses and Zoning

North	Vacant land zoned C-1 and vacant land located in the ETJ
East	Vacant land zoned SF-E across U.S. Highway 75
South	Vacant land located in the ETJ
West	Vacant land located in the ETJ

SUMMARY:

The applicant has submitted an annexation and zoning petition to establish a planned development district to be located entirely within the city limits. The planned development will meet the design and development standards established with the Crystal Park Development Agreement (Res. No. 2021-12-1077)

The request is in conformance with the Development Standards established under Res. No. 2021-12-1077

ATTACHMENTS:

Locator
Exhibit A Zoning Metes & Bounds
Exhibit B Concept Plan
Exhibit C Development Standards

ZONING EXHIBIT DESCRIPTION
390.451 ACRES

BEING A 390.451 ACRE TRACT OF LAND SITUATED IN THE R. JOHNSON SURVEY, ABSTRACT NO. 479, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504, THE T. RATTAN SURVEY, ABSTRACT NO. 782, THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295 AND THE J. KINCADE SURVEY, ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 148.68 ACRE TRACT OF LAND, CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, ALL OF A 116.974 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL OF A 243.477 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 390.451 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT HIGHWAY MONUMENT WITH ALUMINUM DISC FOUND FOR THE SOUTHEAST CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF COFFMAN CEMETERY, (NO RECORD DOCUMENT FOUND). SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID COFFMAN CEMETERY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 322.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID CEMETERY;

SOUTH 01 DEGREE 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 93.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE NORTH LINE OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD., AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS,

COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 284, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, NORTH 88 DEGREES 35 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 148.68 ACRE TRACT, THE SOUTH LINE OF AFORESAID 116.974 ACRE TRACT, AND THE COMMON NORTH LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 284, A DISTANCE OF 1509.22 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND);

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID RATTAN TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 18 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 800.08 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID RATTAN TRACT;

NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 700.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT. SAID POINT BEING ON THE EAST LINE OF AFORESAID 243.477 ACRE TRACT AND BEING WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, ALONG SAID COMMON LINES OF SAID 243.477 ACRE TRACT AND THE WEST LINE OF A SAID RATTAN TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 22.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF AFORESAID 97.682 ACRE TRACT;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 243.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 243.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS

RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE
COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD
NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF
109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF
258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF
725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF
186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF
170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF
250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE
NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE
OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS
RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL
PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG
THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST
LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07
FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA
SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING
ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE
OF 923.21 FEET A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 243.477
ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE
TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN
COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED
"PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765

ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;

SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 73.51 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND THE WEST CORNER OF AFORESAID 116.974 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2" TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK'S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, DEPARTING SAID COUNTY ROAD NO. 286, ALONG SAID NORTHEAST LINE OF SAID 116.974 ACRE TRACT, THE NORTHEAST LINE OF AFORESAID 148.68 ACRE TRACT, AND THE COMMON SOUTHWEST LINE OF SAID 33 ACRE TRACT, A

DISTANCE OF 1555.52 FEET TO A TxDOT MONUMENT WITH ALUMINUM DISC FOUND FOR THE NORTHEAST CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 75, FROM WHICH A TxDOT MONUMENT WITH BRASS DISC FOUND BEARS NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.19 FEET;

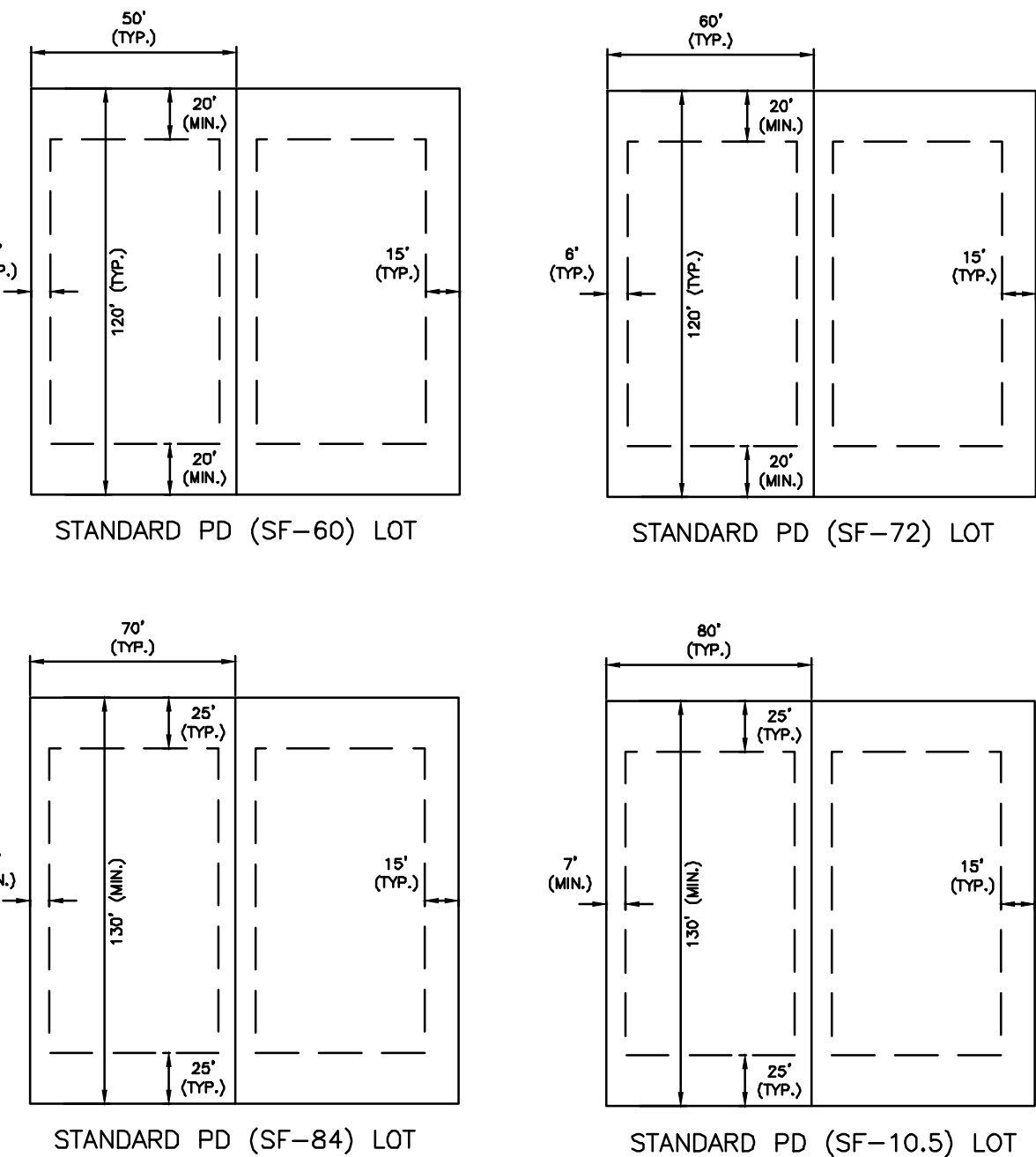
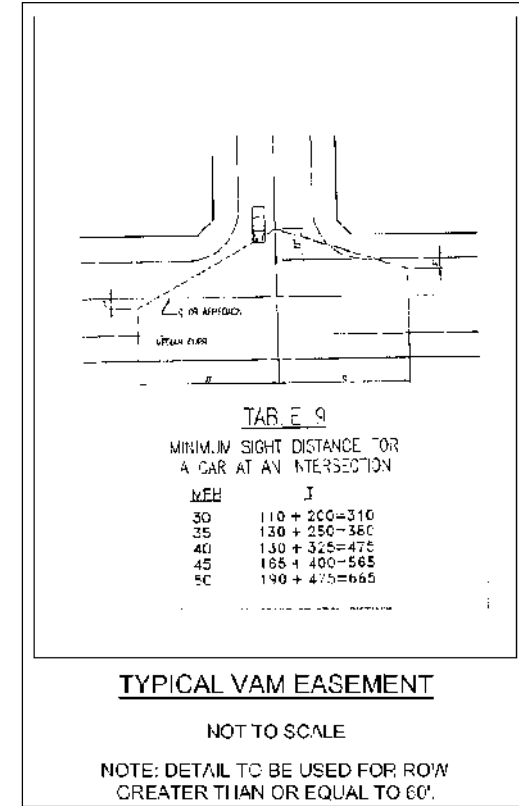
THENCE, ALONG THE EAST LINE OF SAID 148.68 ACRE TRACT AND SAID COMMON WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.17 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 07 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 500.39 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 09 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 400.10 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 06 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 696.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17,008,076 SQUARE FEET OR 390.451 ACRES OF LAND.



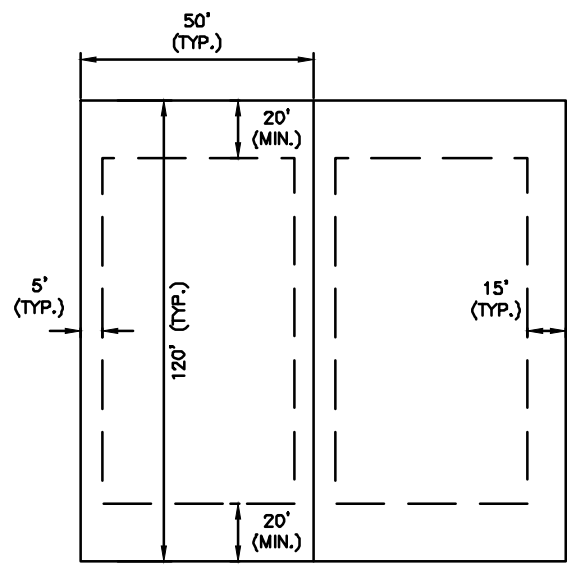
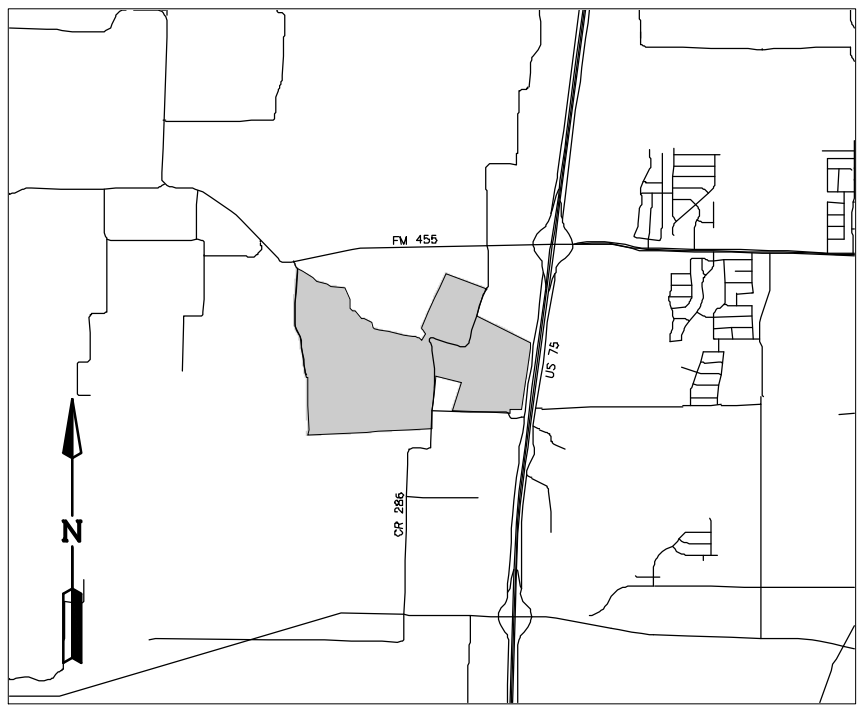
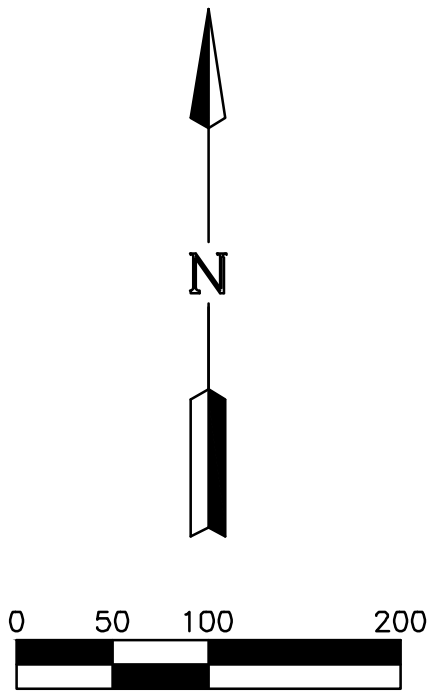
	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

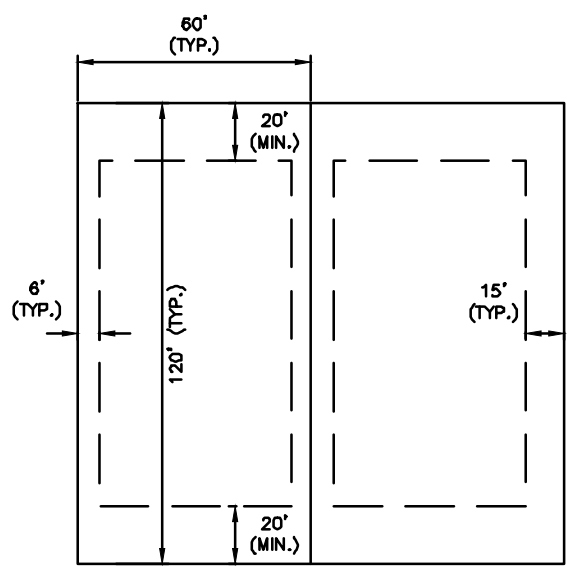
PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-105 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

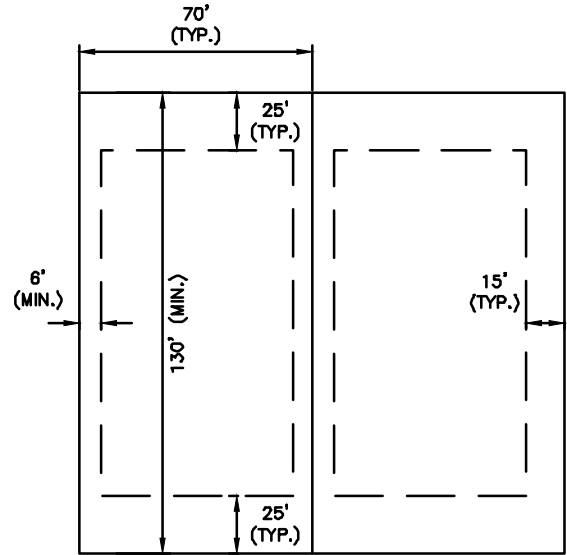
ENGINEER:	DEVELOPER:	OWNER:	<table border="1"> <thead> <tr> <th></th><th>SUBMITTAL DATE</th><th>DESCRIPTION</th><th>APPROVAL DATE</th></tr> </thead> <tbody> <tr> <td>1</td><td>02/09/22</td><td>1ST SUBMITTAL</td><td>--</td></tr> <tr> <td>2</td><td>02/24/22</td><td>2ND SUBMITTAL</td><td>--</td></tr> <tr> <td>3</td><td>02/25/22</td><td>3RD SUBMITTAL</td><td>--</td></tr> <tr> <td>4</td><td></td><td></td><td></td></tr> <tr> <td>5</td><td></td><td></td><td></td></tr> <tr> <td>6</td><td></td><td></td><td></td></tr> <tr> <td>7</td><td></td><td></td><td></td></tr> </tbody> </table>		SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE	1	02/09/22	1ST SUBMITTAL	--	2	02/24/22	2ND SUBMITTAL	--	3	02/25/22	3RD SUBMITTAL	--	4				5				6				7				390.452 ACRES OUT OF THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782. CITY OF ANNA, COLLIN COUNTY, TEXAS	LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-8B, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-24, 1X, BLOCK DD; LOTS 1-24, 1X, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO
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7																																					
LJA ENGINEERING, INC., 6060 NORTH CENTRAL EXPRESSWAY SUITE 400 DALLAS, TEXAS 75206 PHONE: (469) 621-0710 TEXAS REGISTRATION F-1386	DOUGLAS PROPERTIES 2309 K AVENUE, SUITE 100 PLANO, TX 75074 PHONE: (972)-422-1658	BLOOMFIELD HOMES, LP 1050 E. SH. 114, SUITE 210 SOUTHLAKE, TX 76092 PHONE: (817)-416-1572																																			



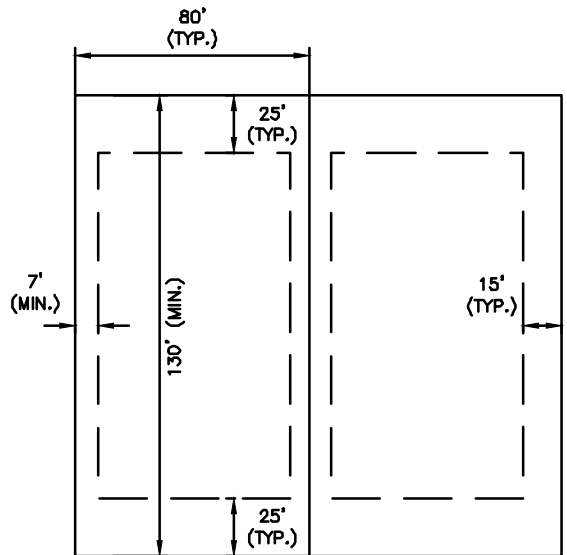
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

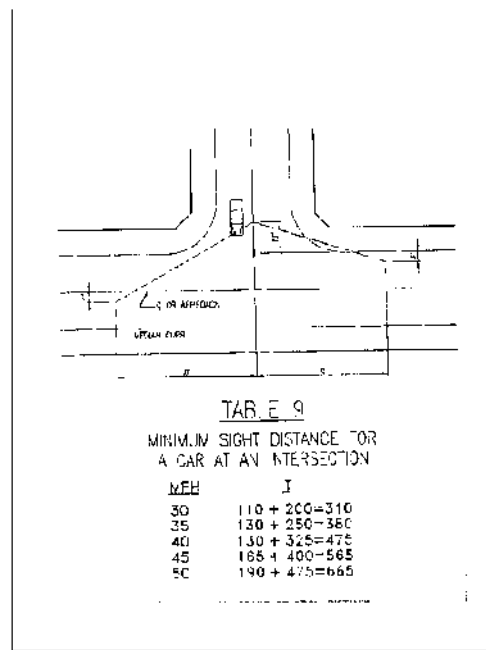


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

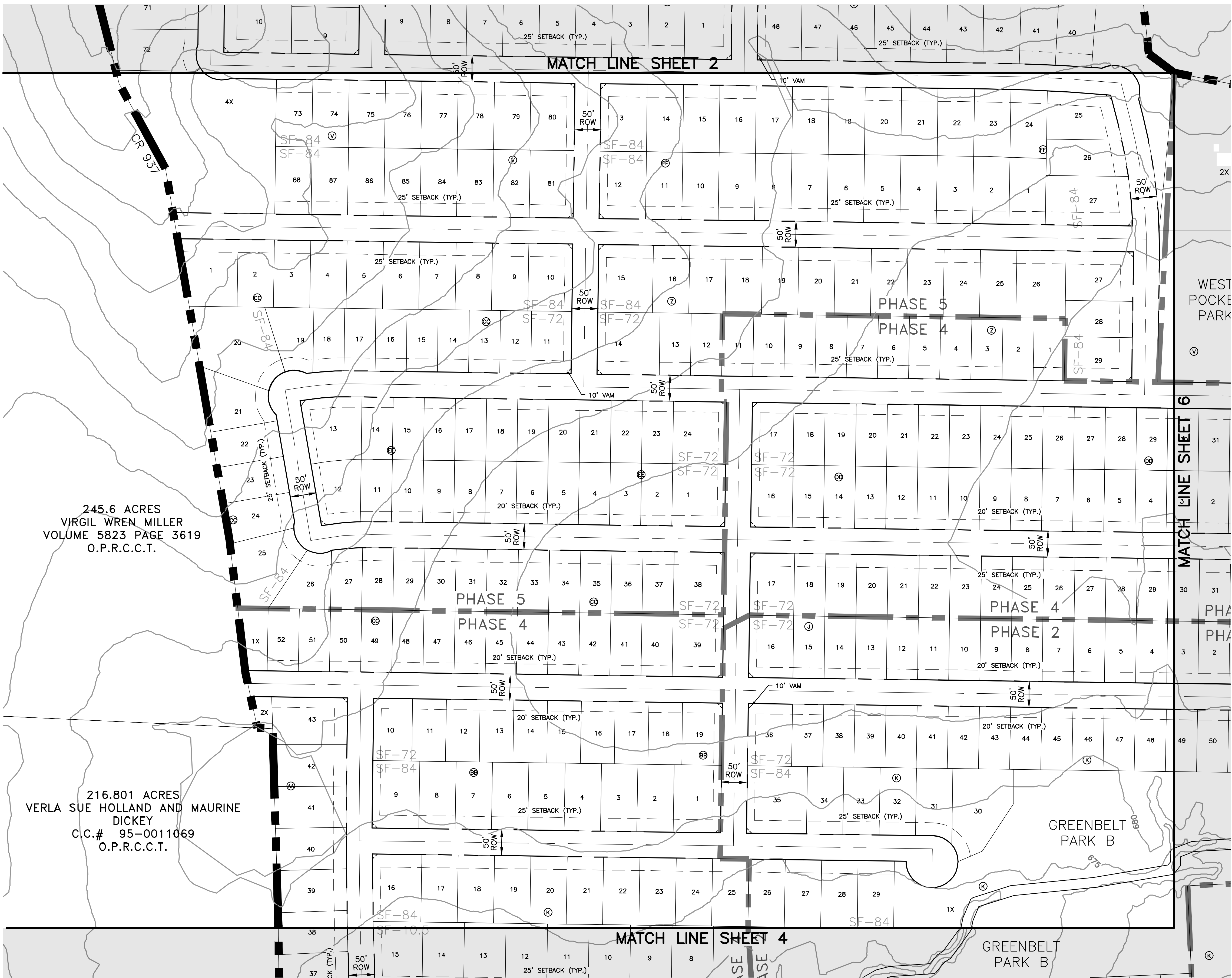
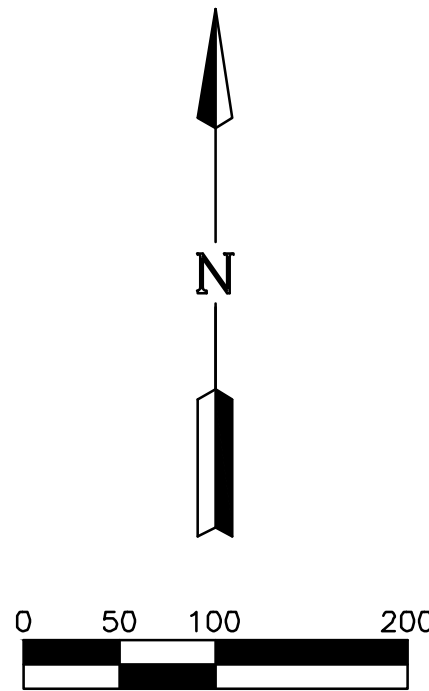
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

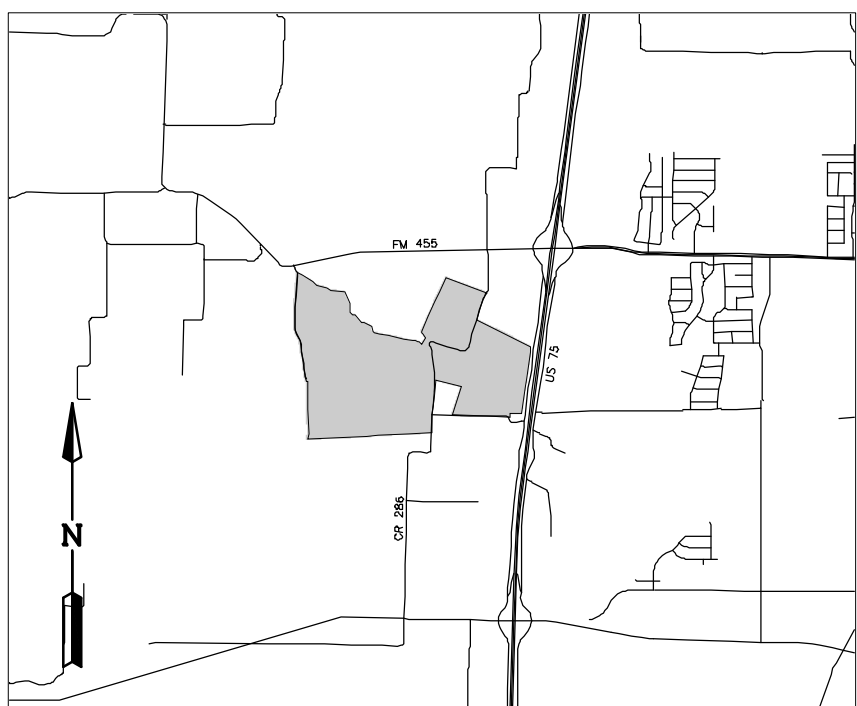
CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
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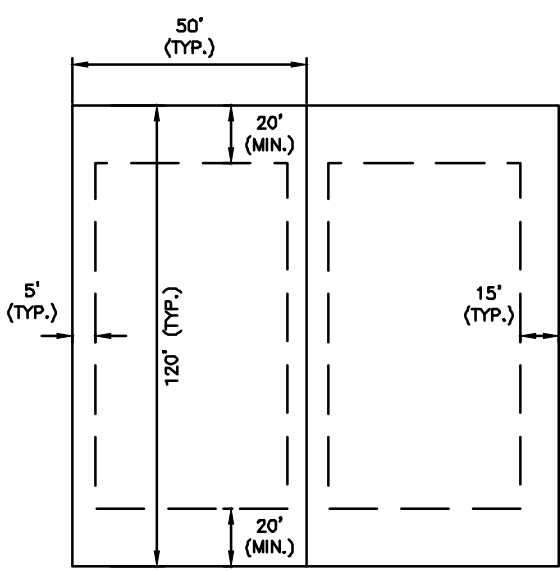
245.6 ACRES
VIRGIL WREN MILLER
VOLUME 5823 PAGE 3619
O.P.R.C.C.T.

216.801 ACRES
VERLA SUE HOLLAND AND MAURINE
DICKEY
C.I.C.# 95-0011069
O.P.R.C.C.T.

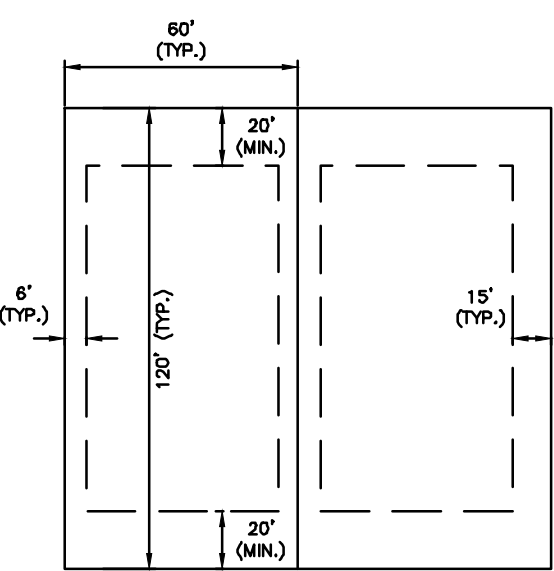


VICINITY MAP

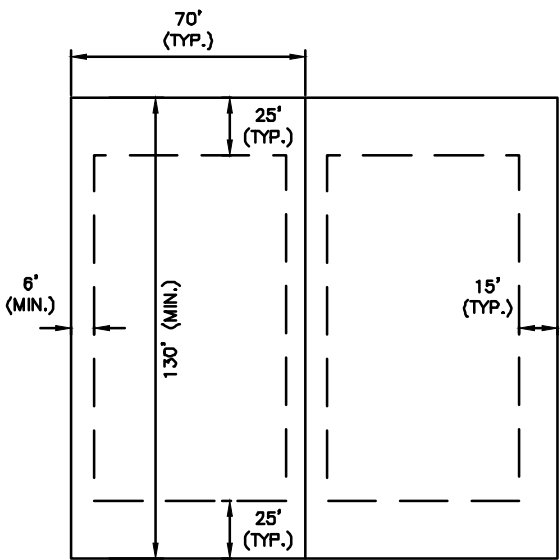
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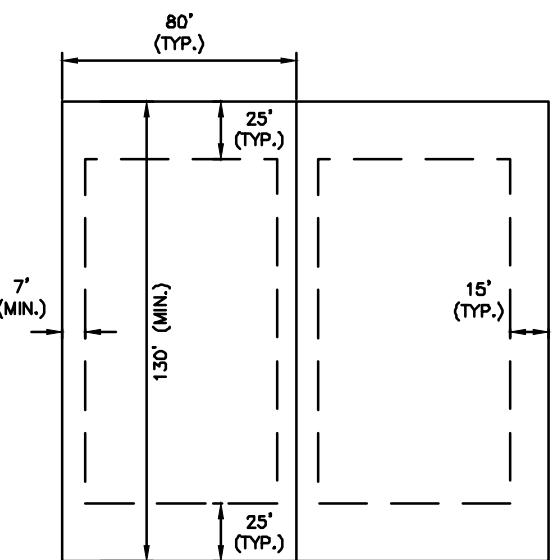
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

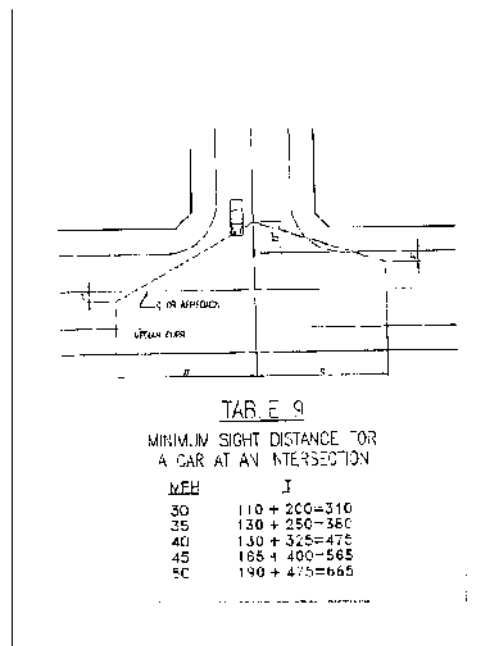


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

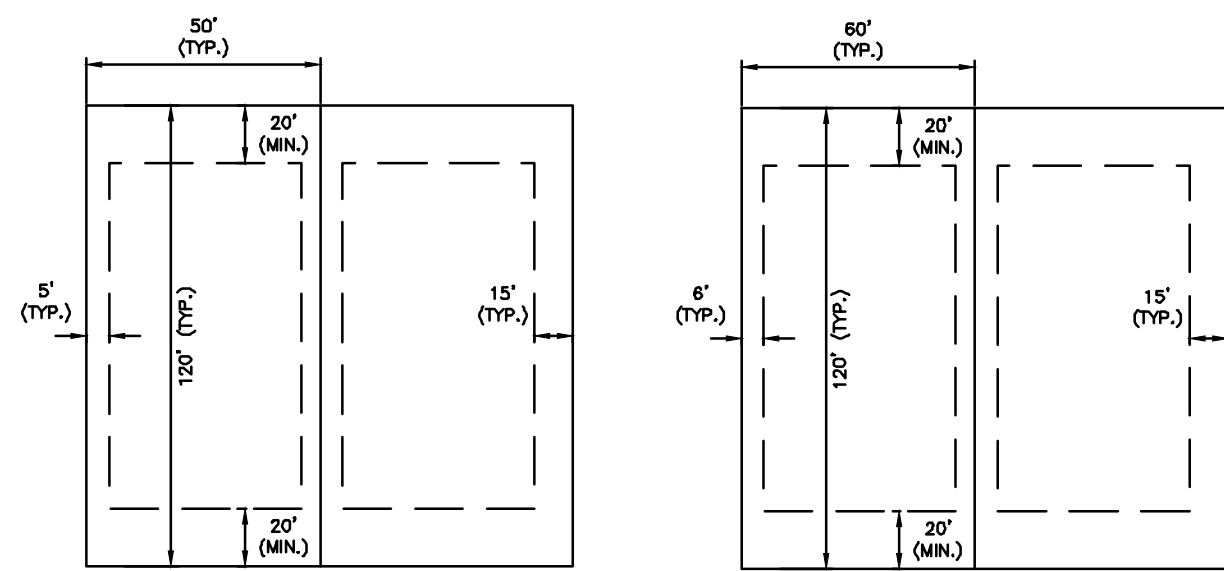
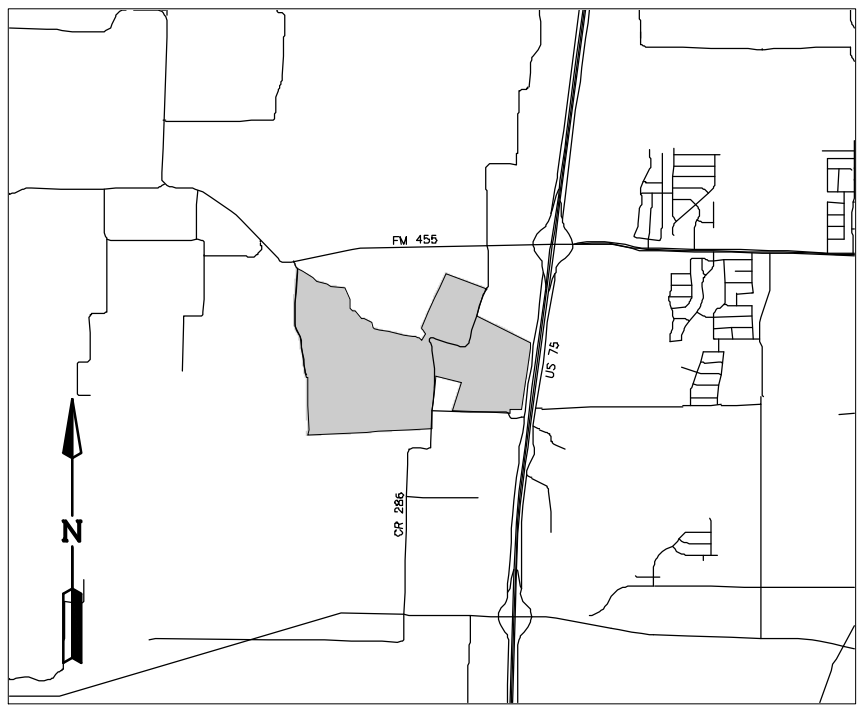
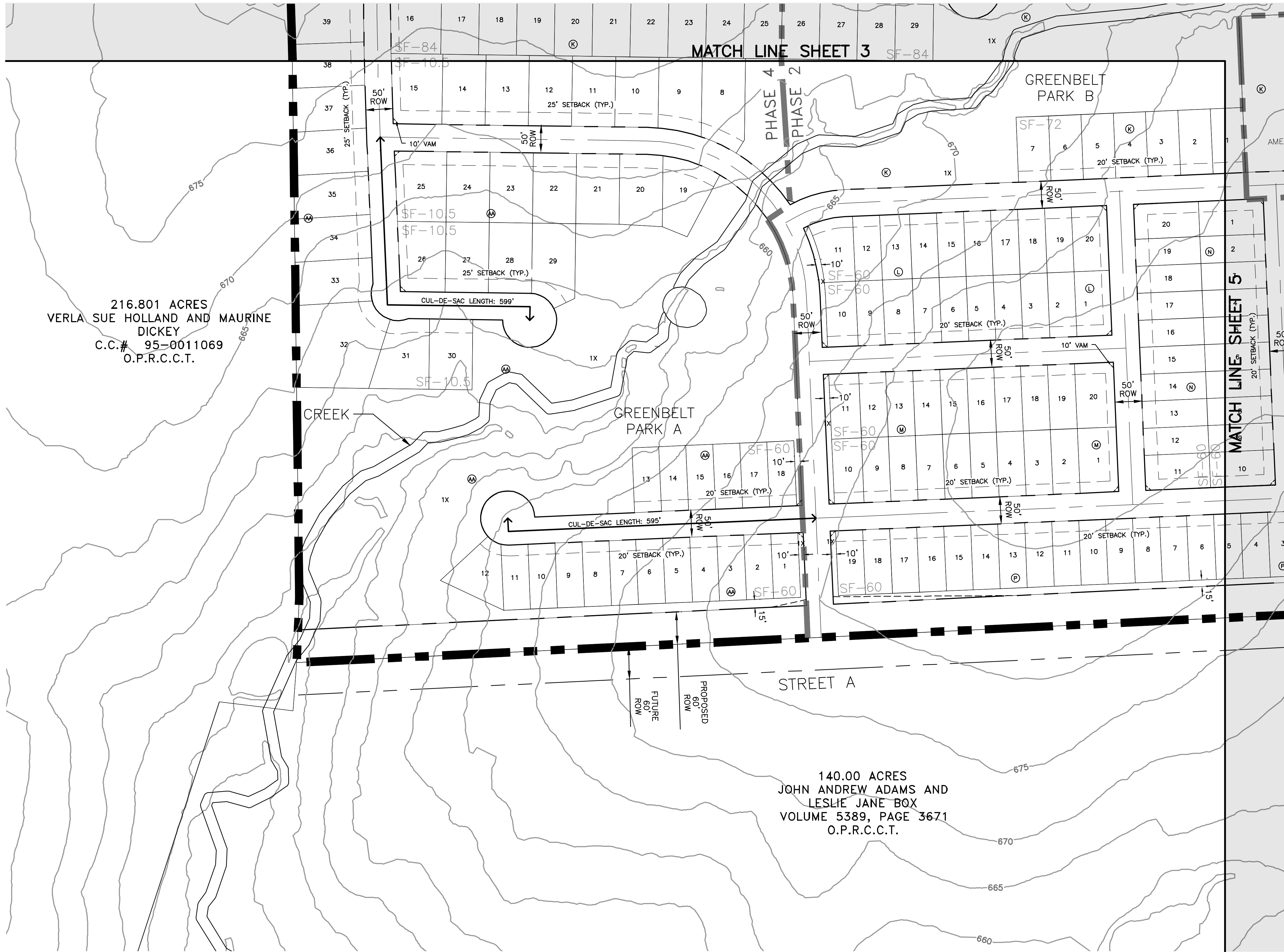
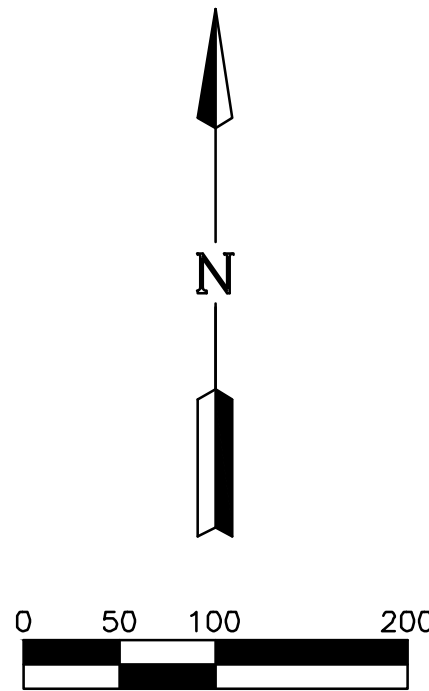
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4		
5		
6		
7		

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.
CITY OF ANNA,
COLLIN COUNTY, TEXAS

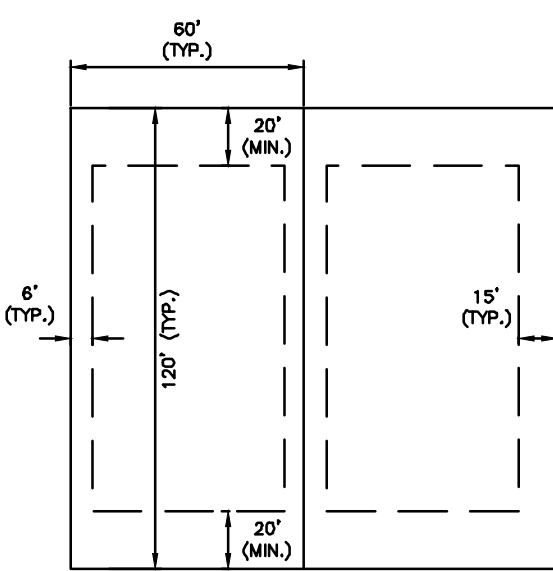
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CONCEPT PLAN
FOR
CRYSTAL PARK

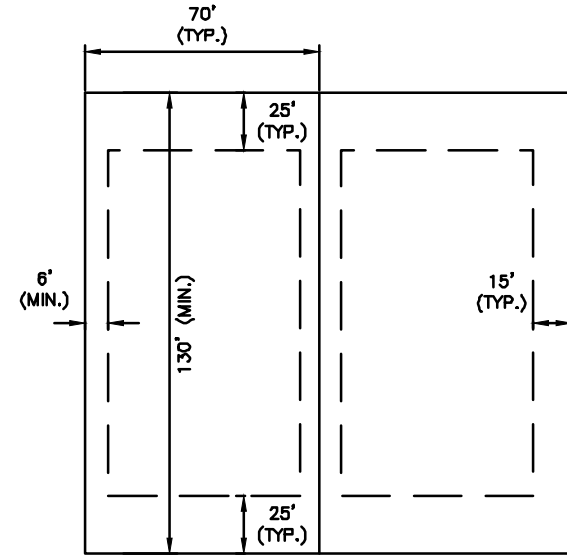
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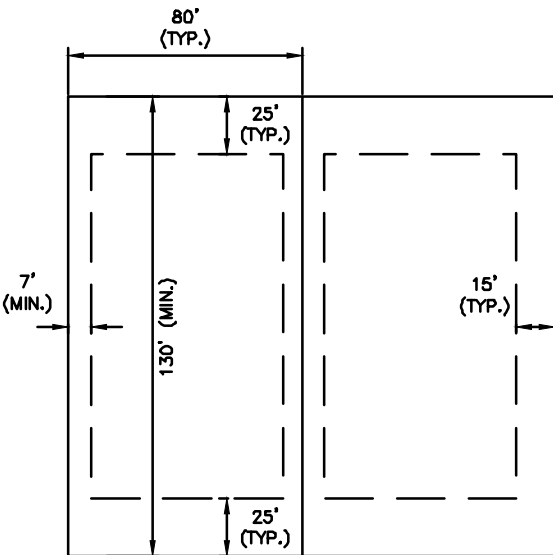
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

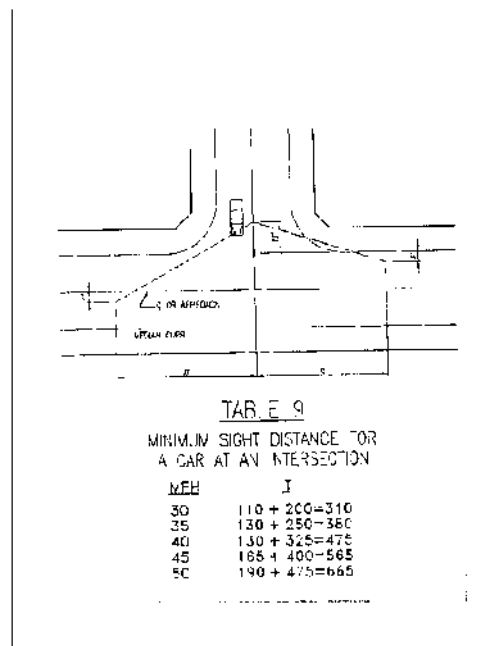


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW
GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

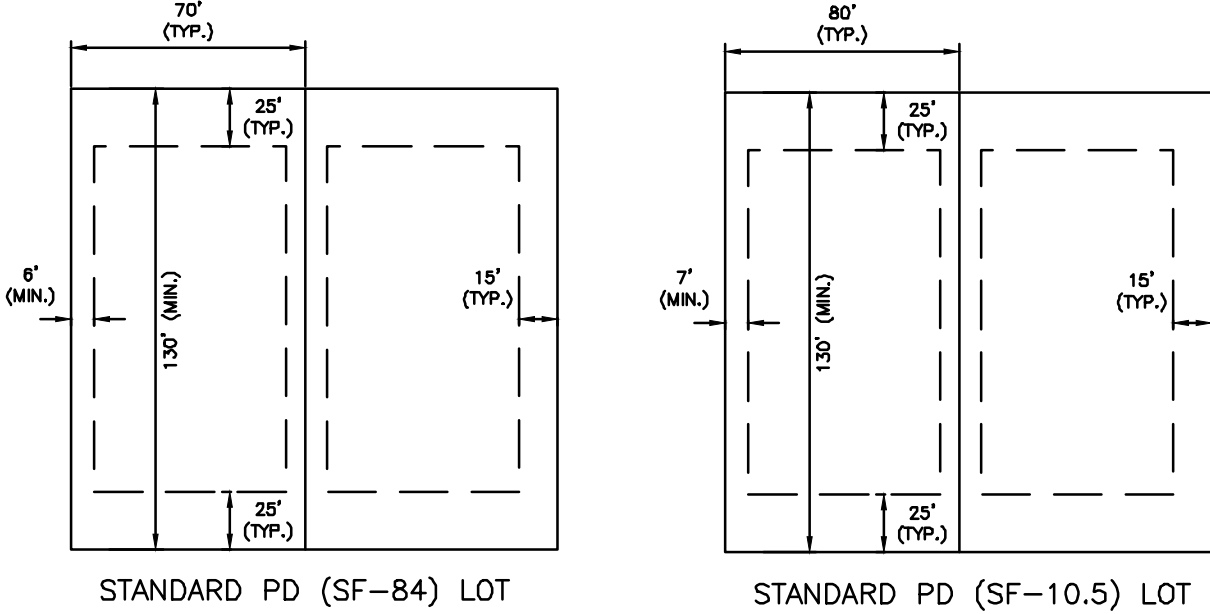
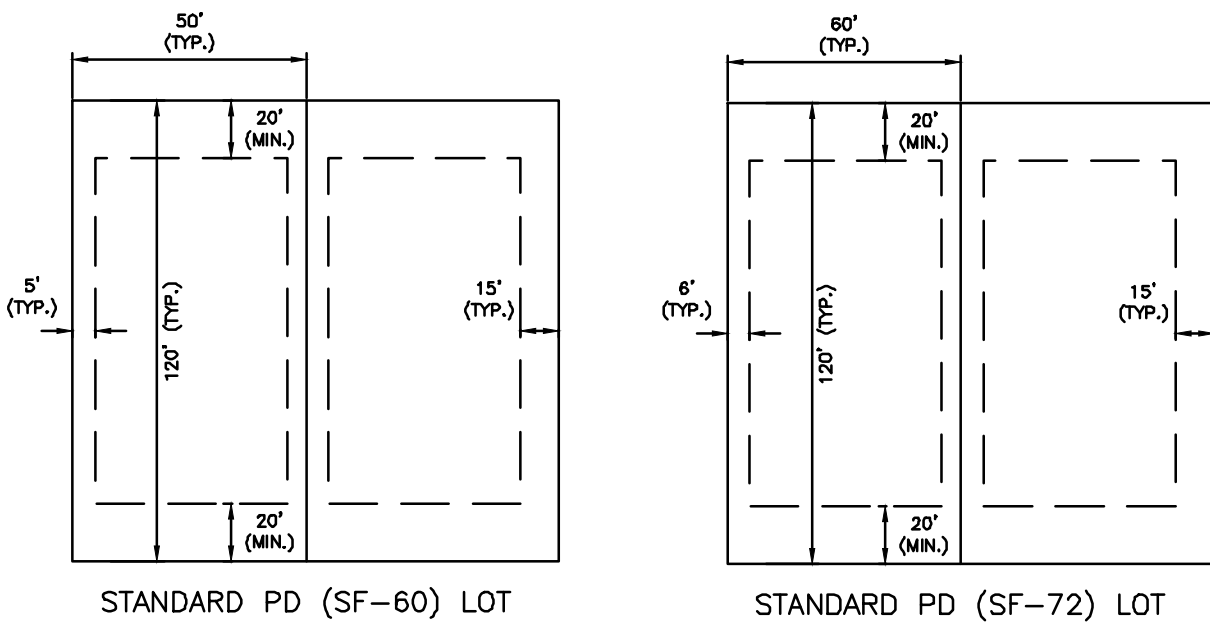
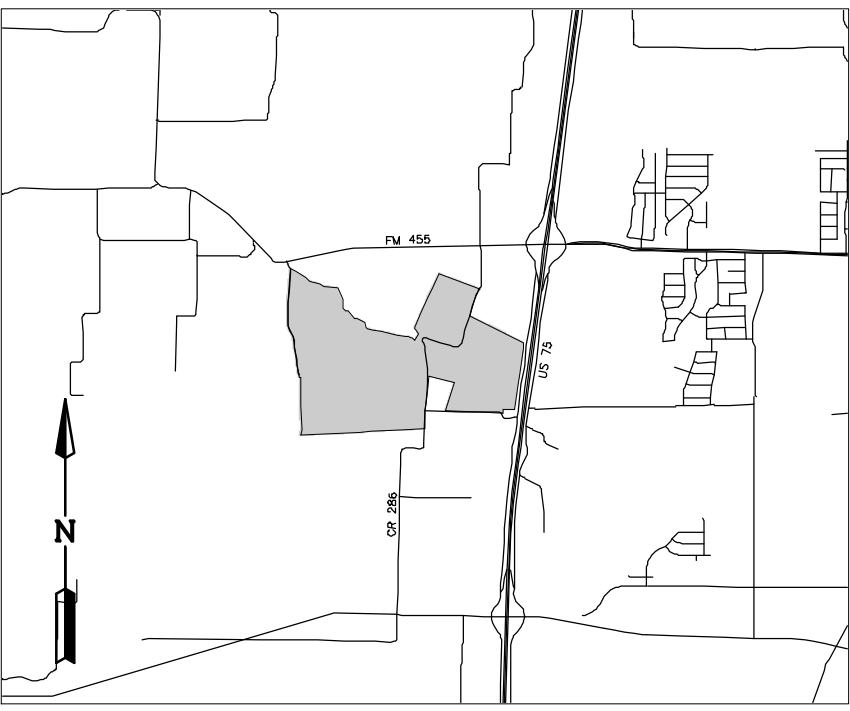
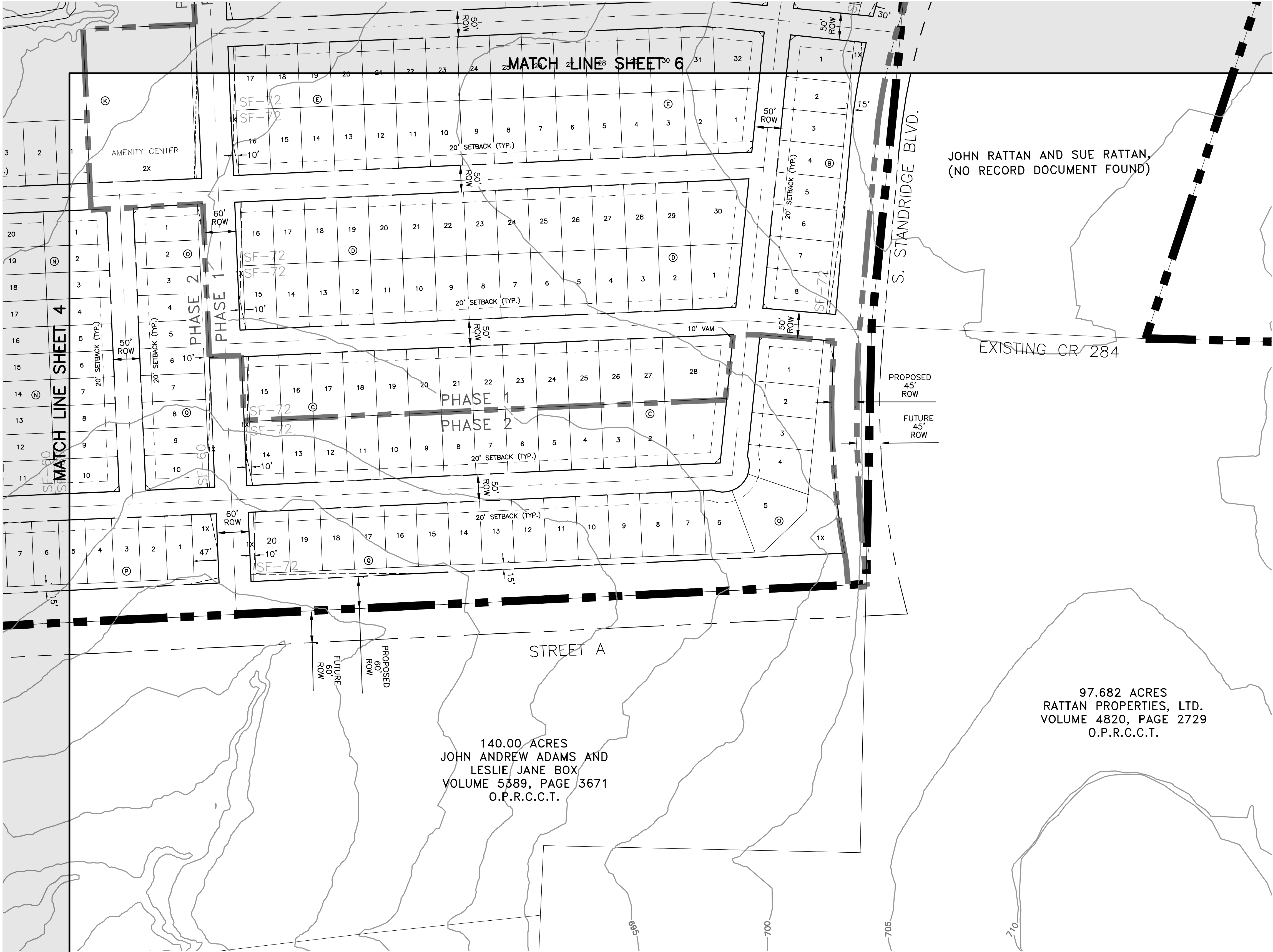
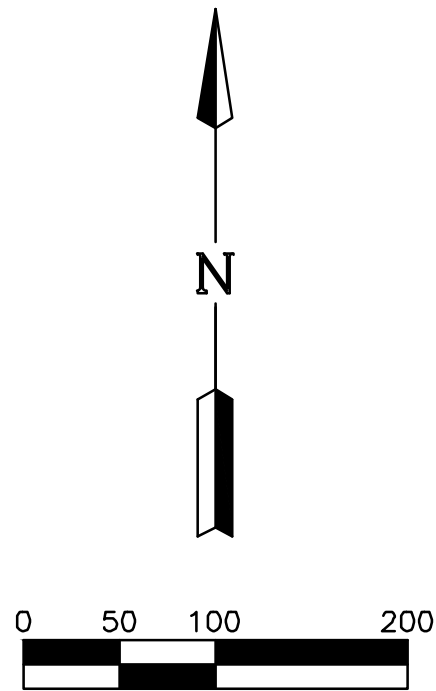
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.
CITY OF ANNA,
COLLIN COUNTY, TEXAS

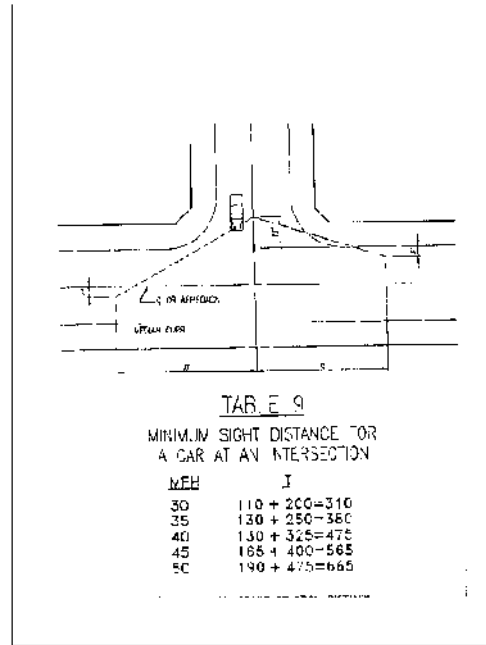
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW
GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
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390.452 ACRES
OUT OF THE

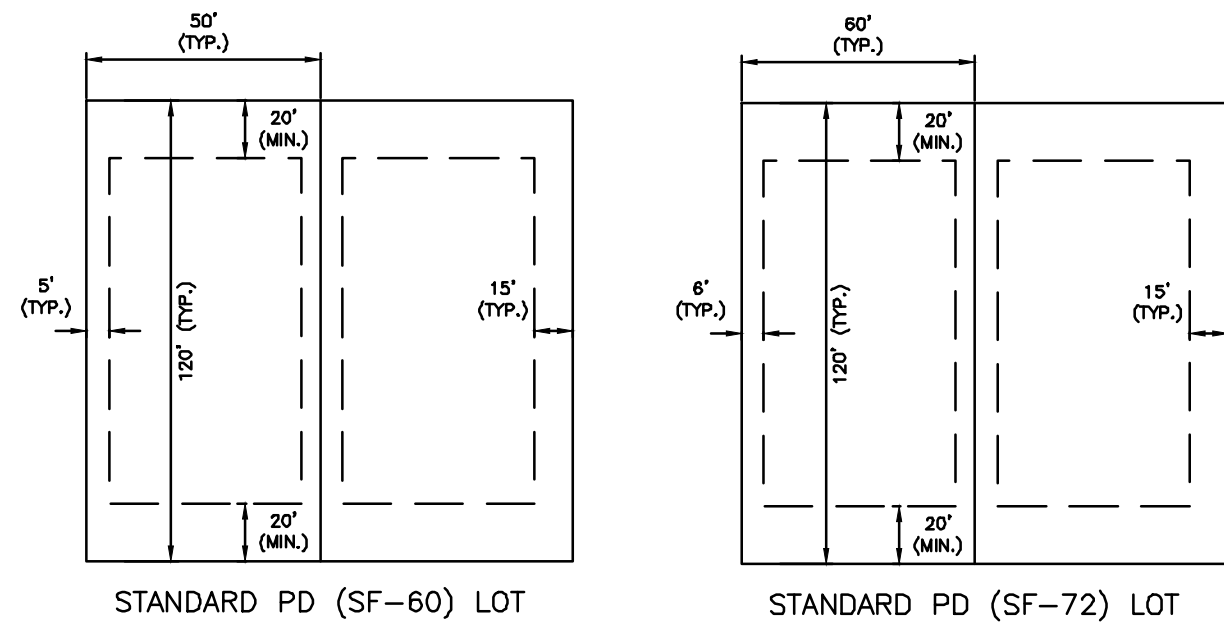
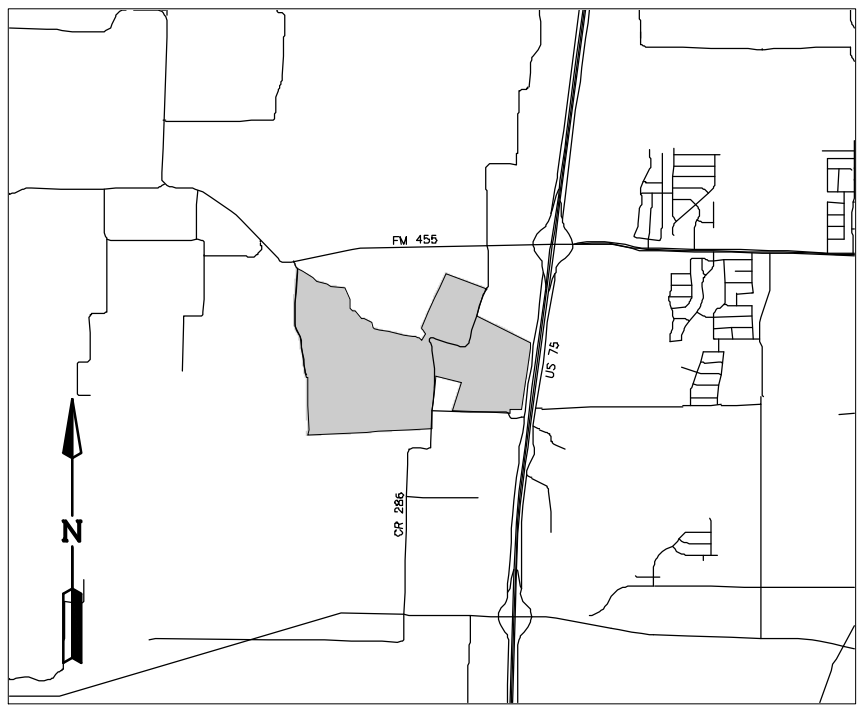
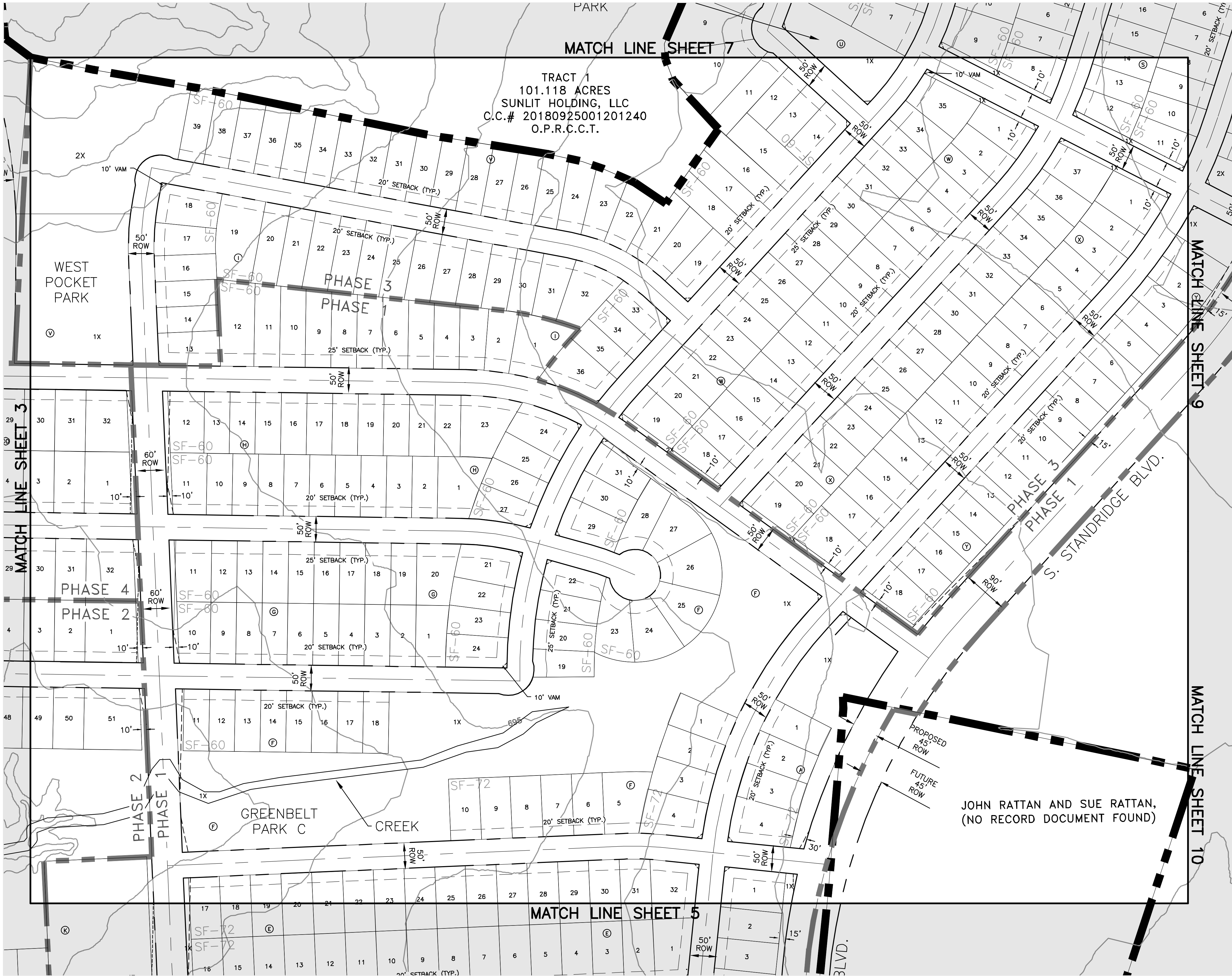
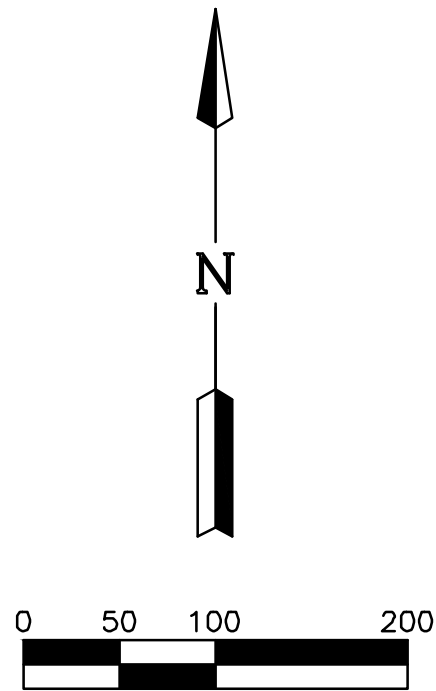
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CITY OF ANNA,
COLLIN COUNTY, TEXAS

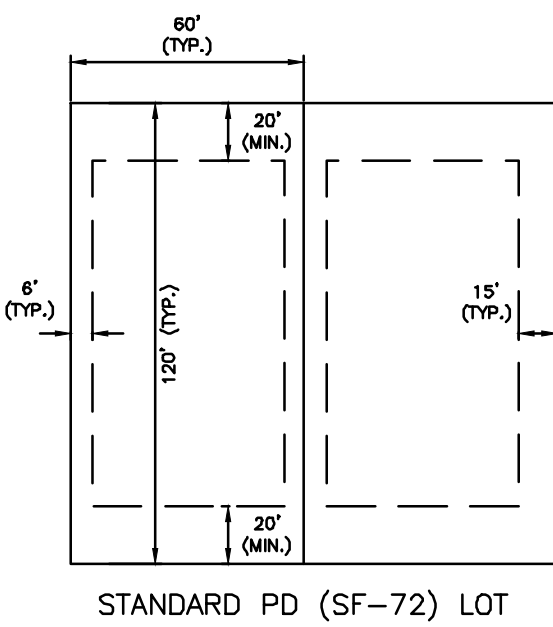
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CONCEPT PLAN
FOR
CRYSTAL PARK

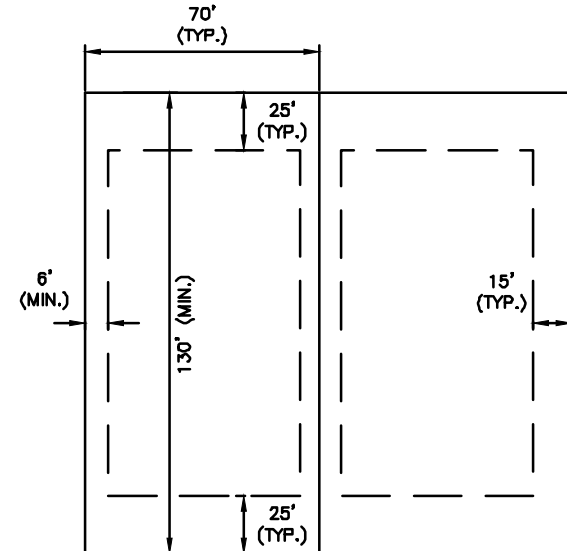
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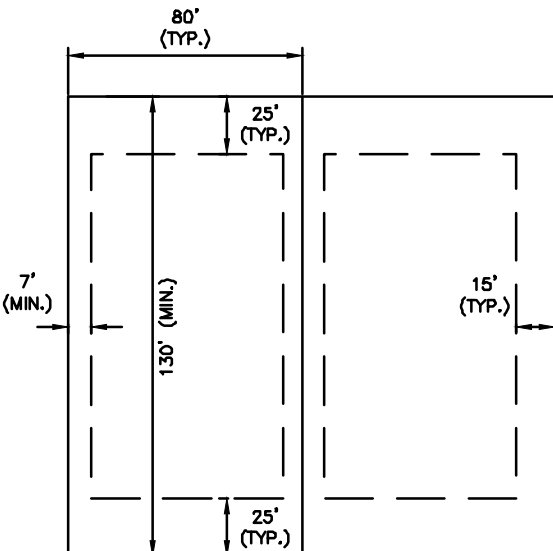
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

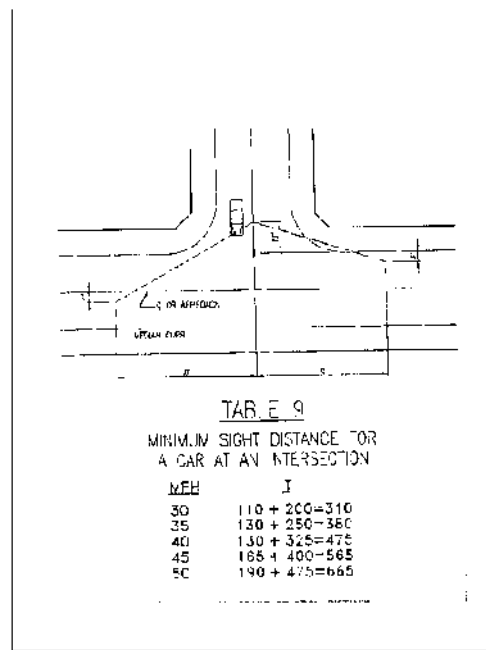


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
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390.452 ACRES
OUT OF THE

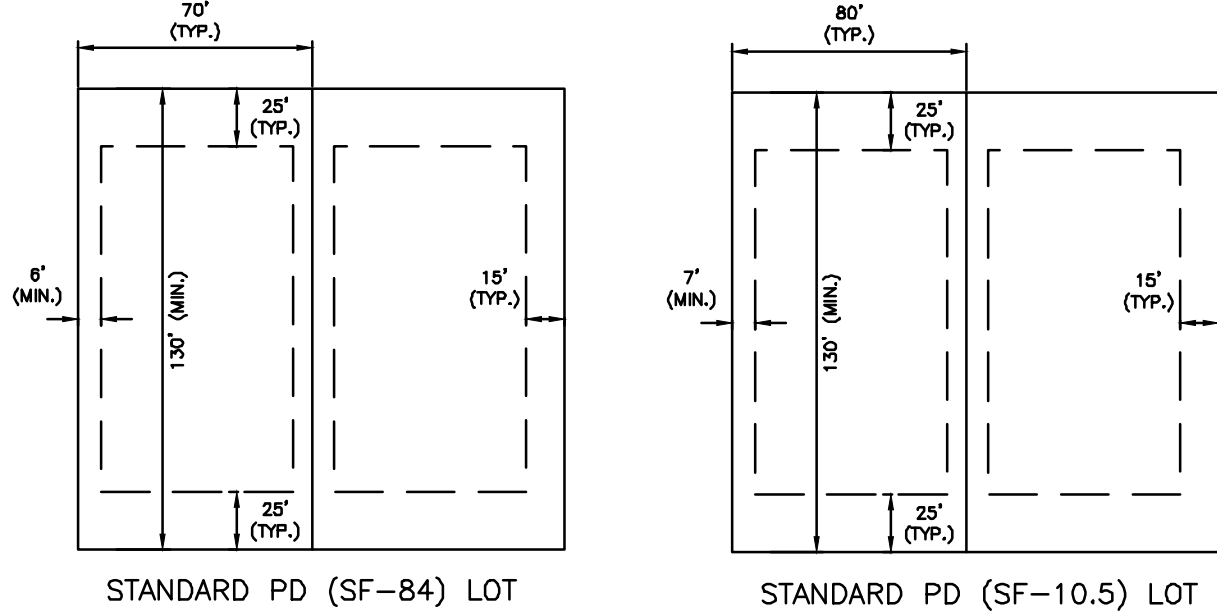
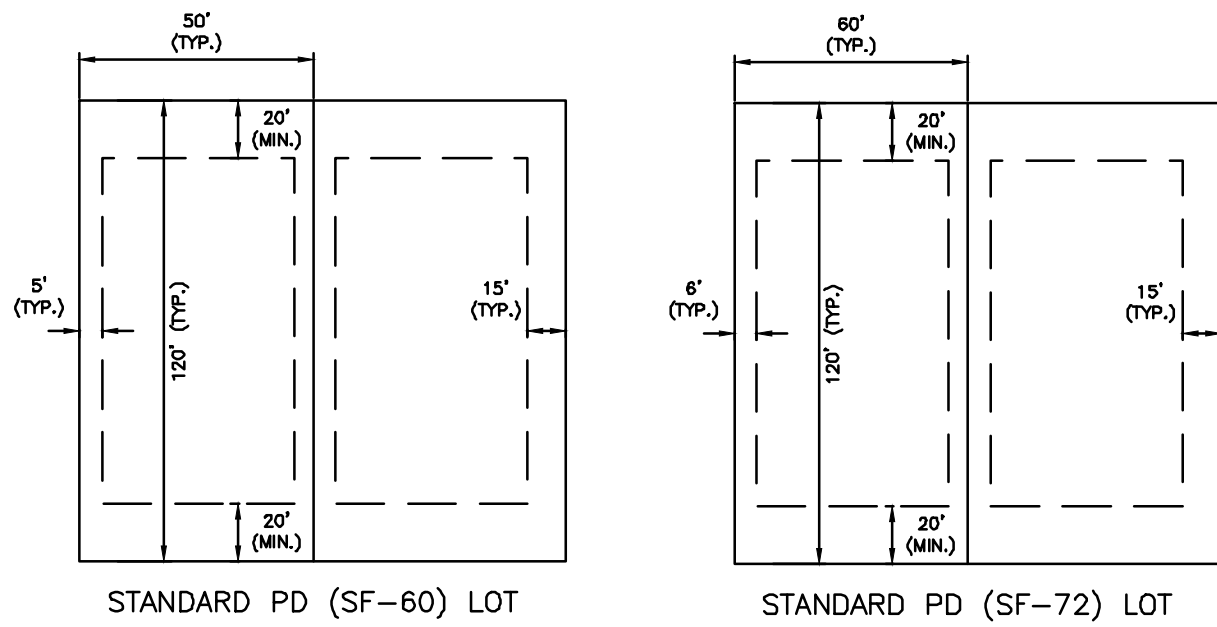
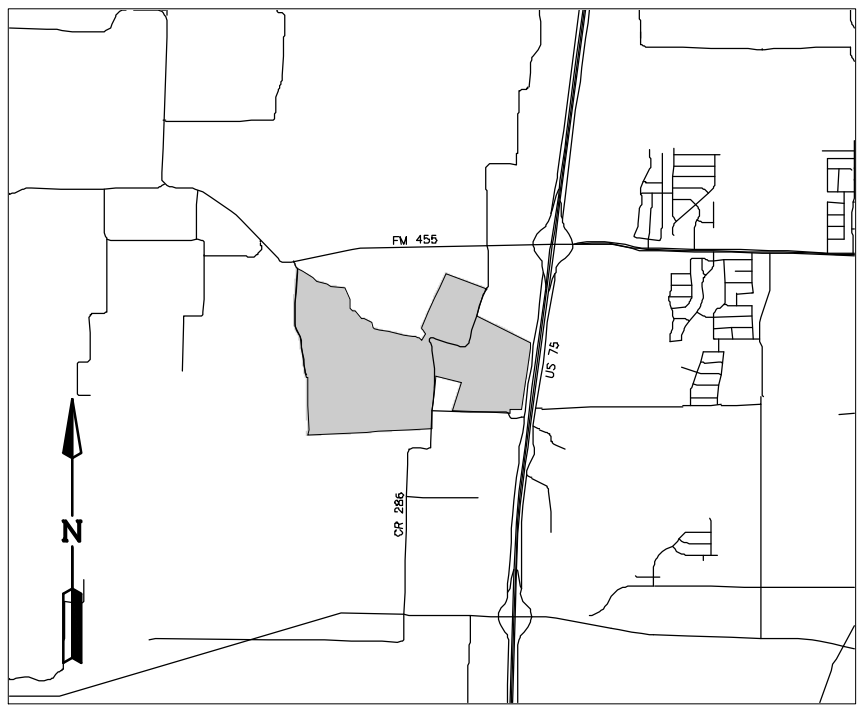
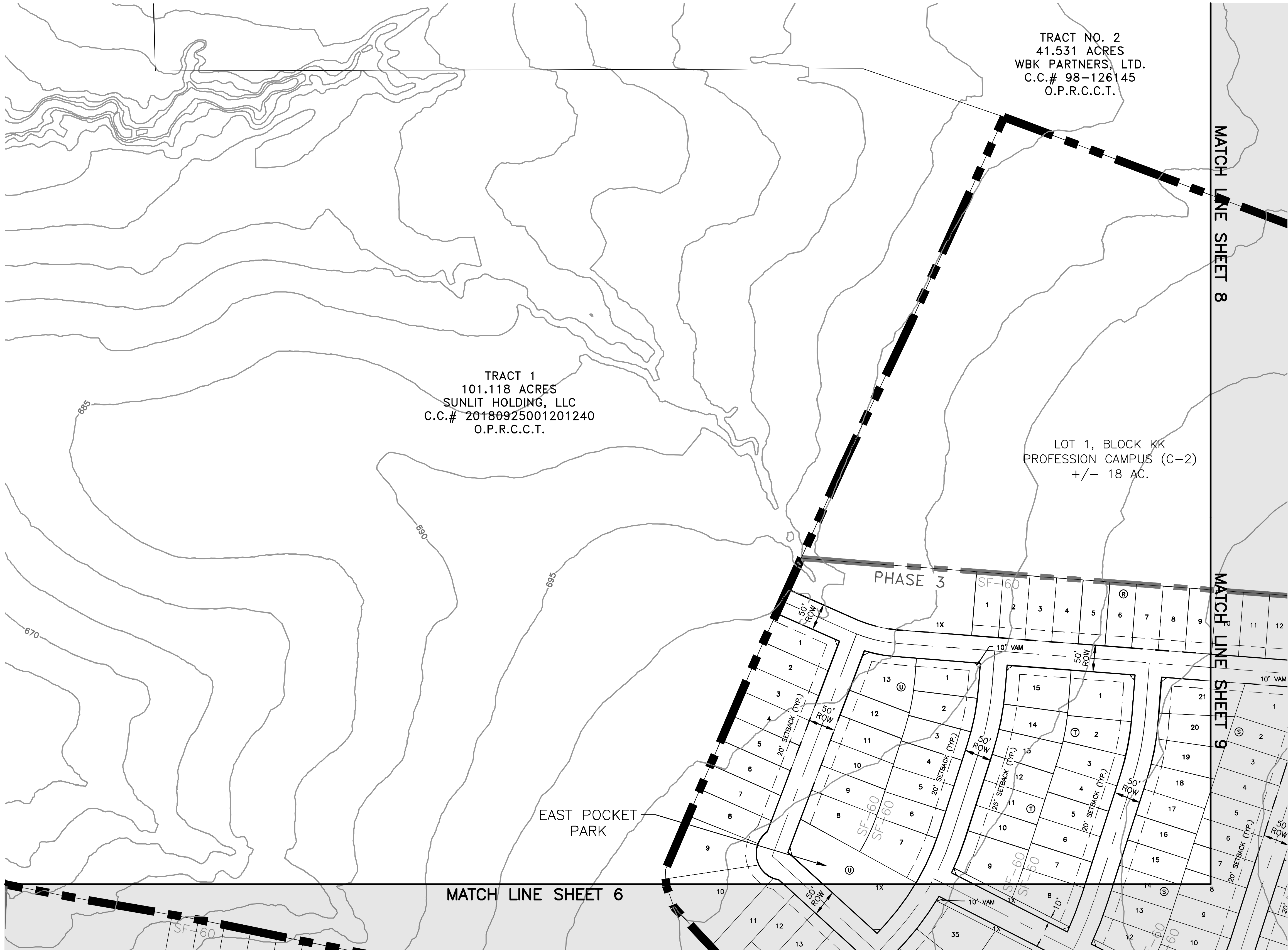
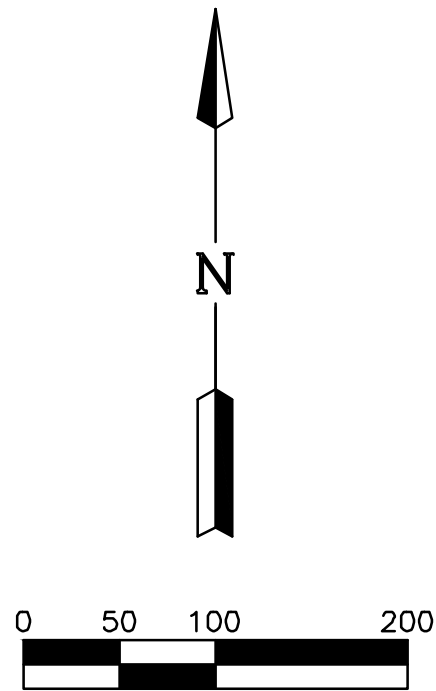
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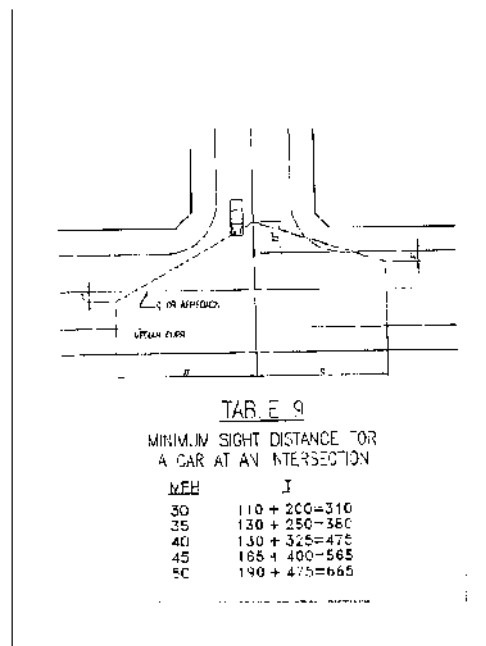
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
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TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

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2309 K AVENUE, SUITE 100
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PHONE: (972)-422-1658

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1050 E. SH. 114, SUITE 210
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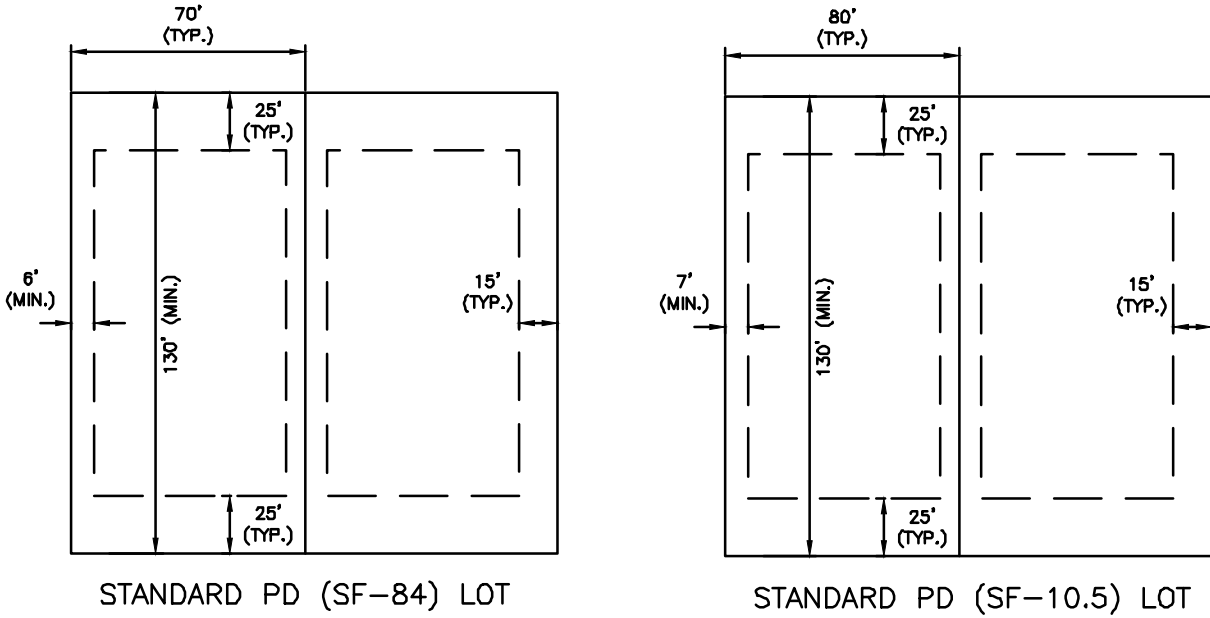
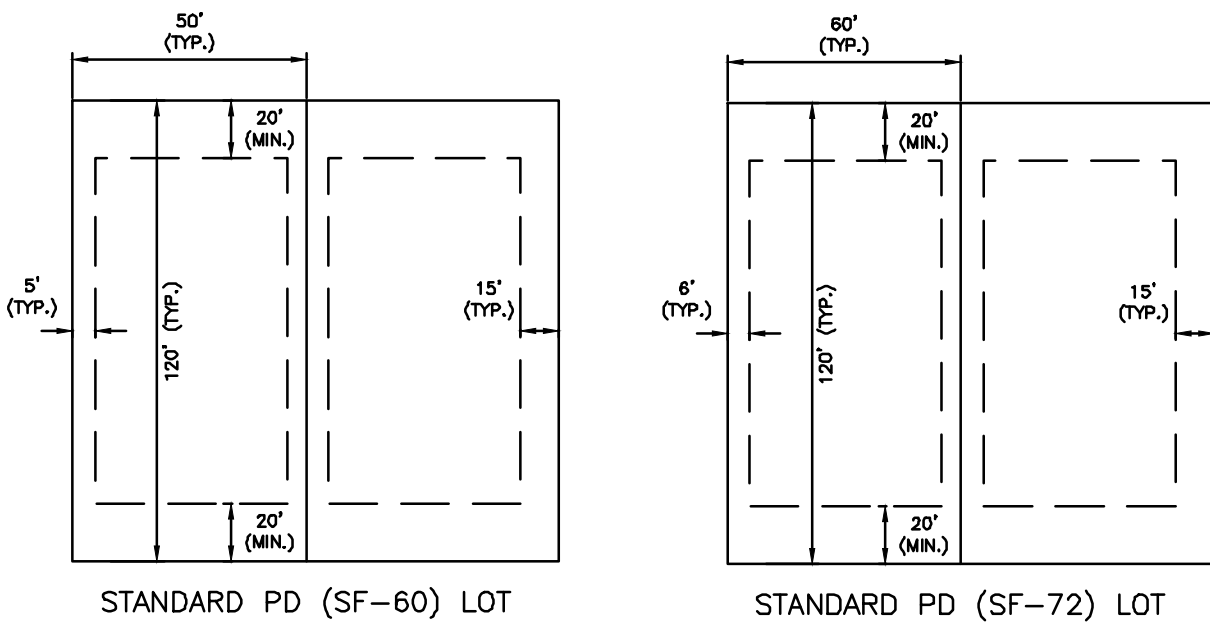
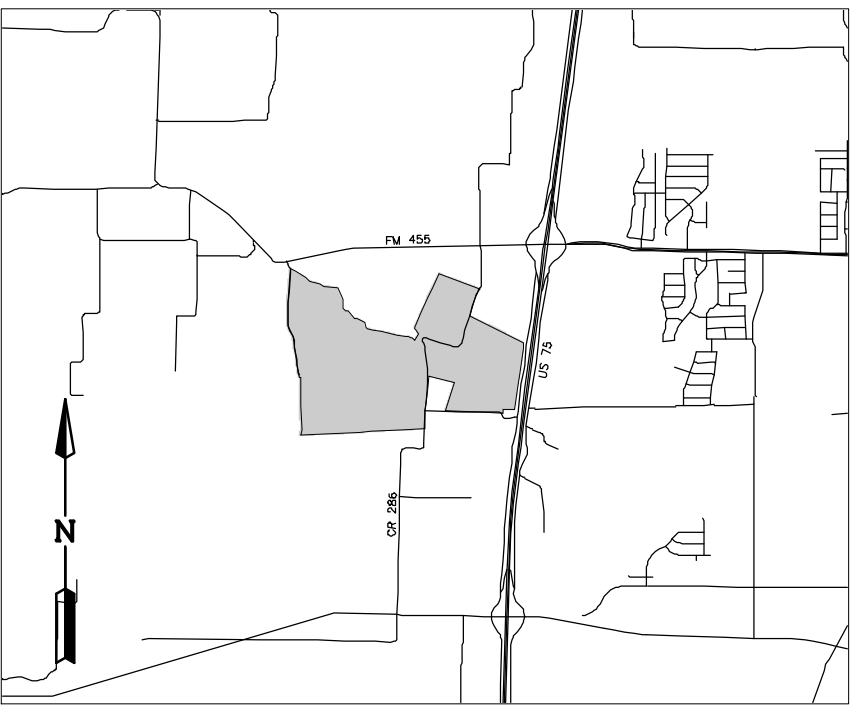
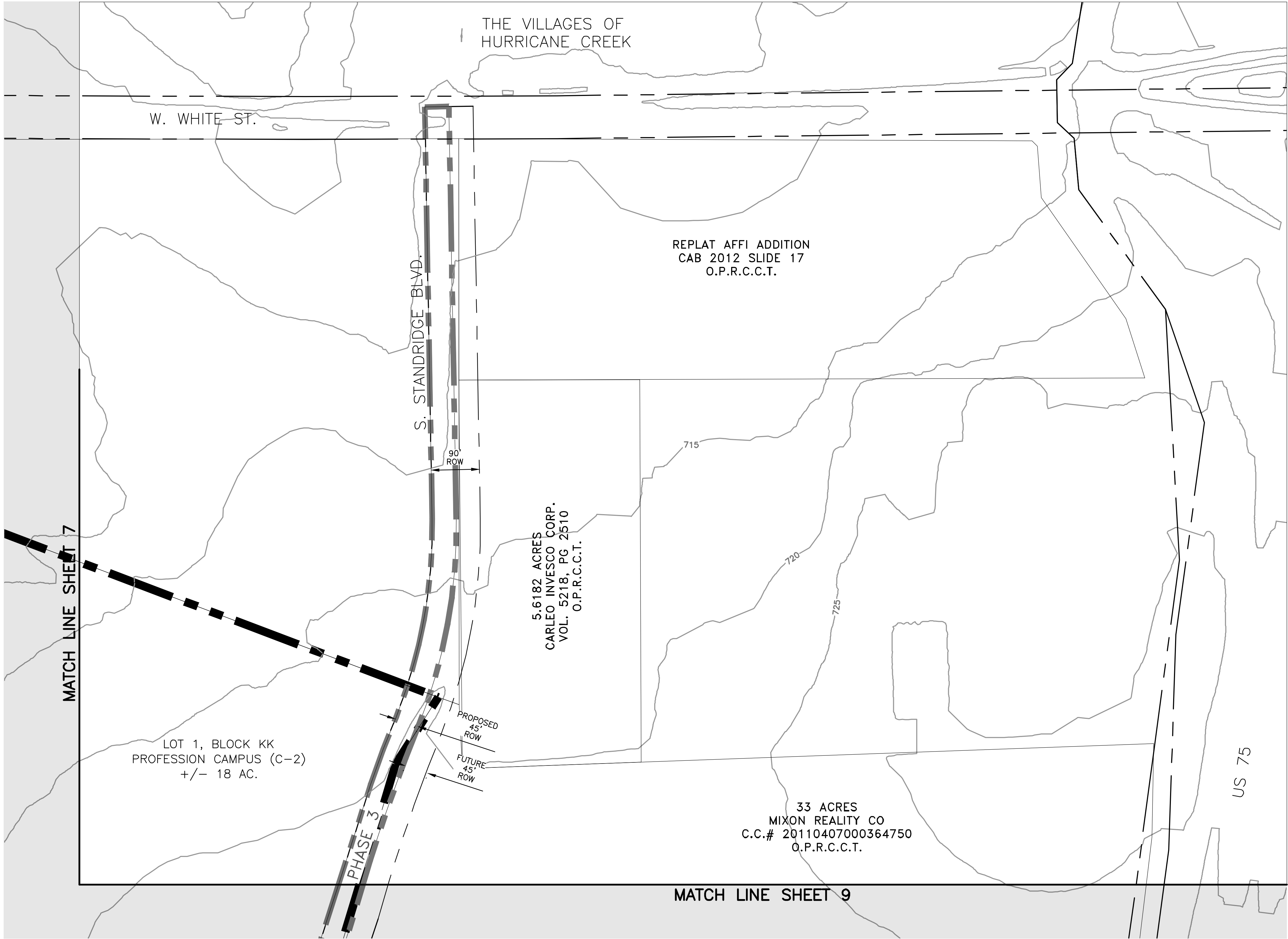
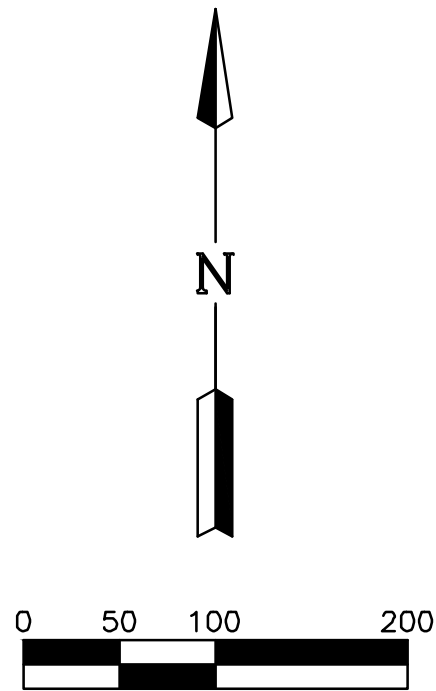
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
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3 02/25/22	3RD SUBMITTAL	--
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390.452 ACRES
OUT OF THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS

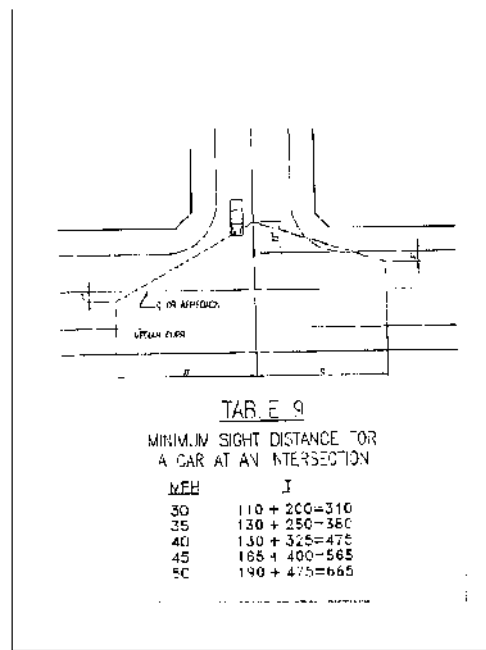
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100'
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Manscry (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

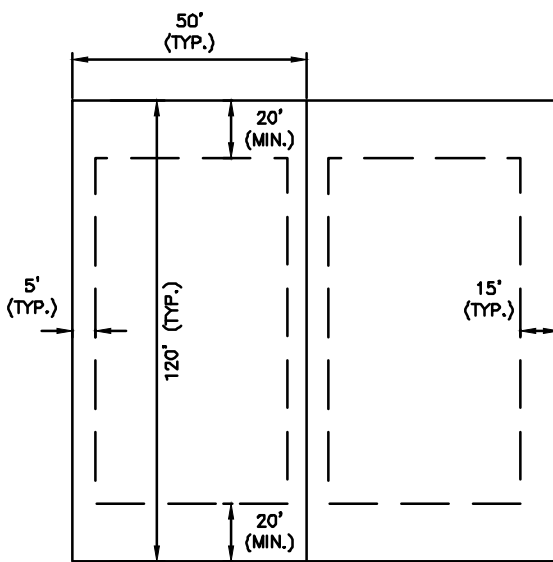
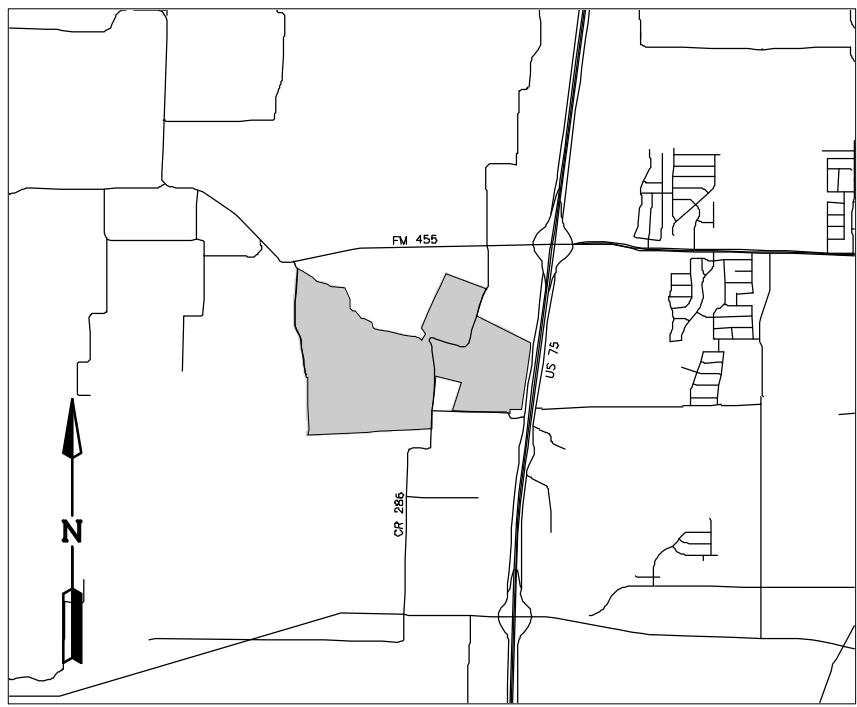
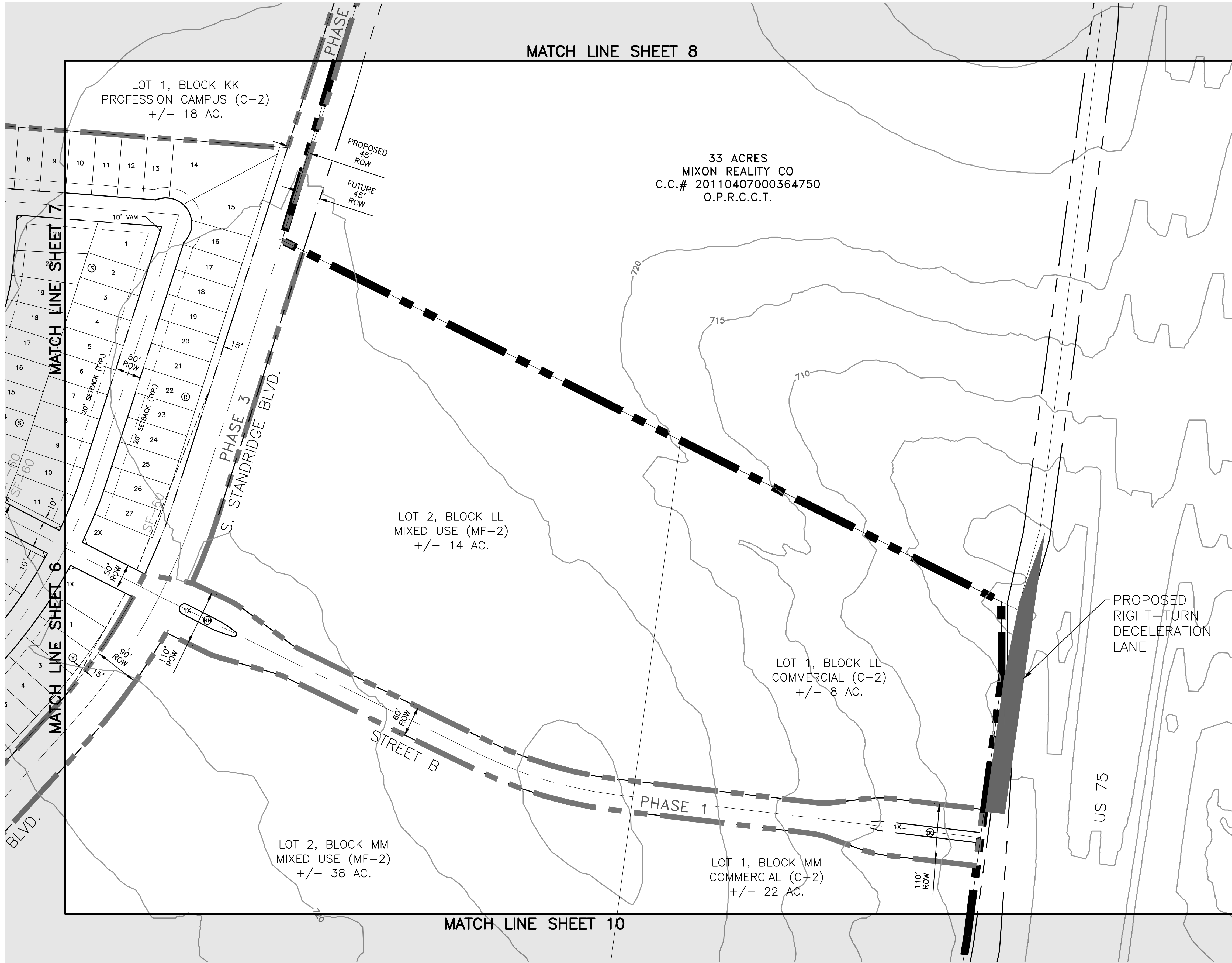
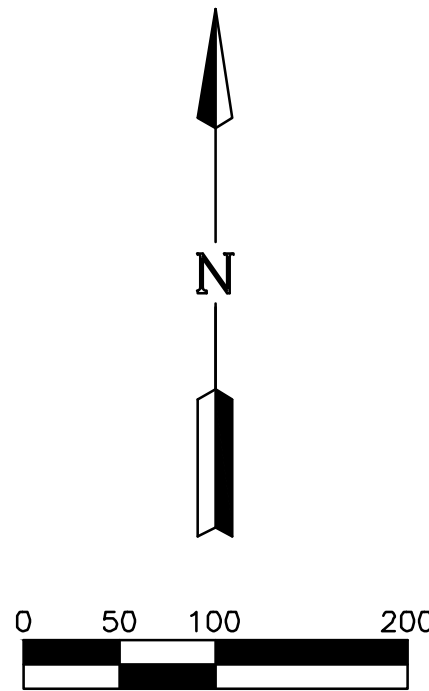
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.
CITY OF ANNA,
COLLIN COUNTY, TEXAS

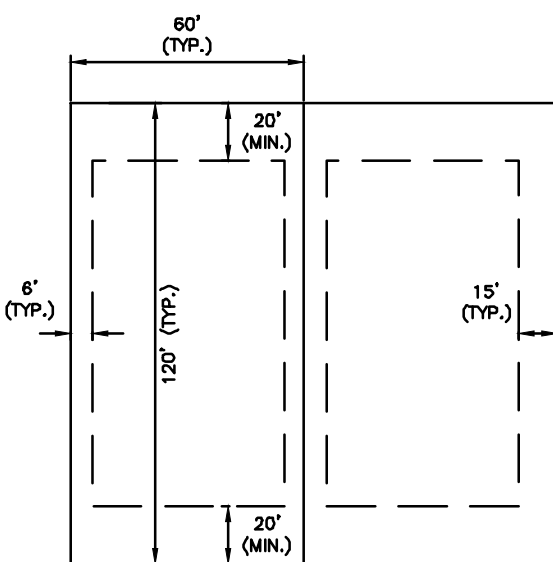
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CONCEPT PLAN
FOR
CRYSTAL PARK

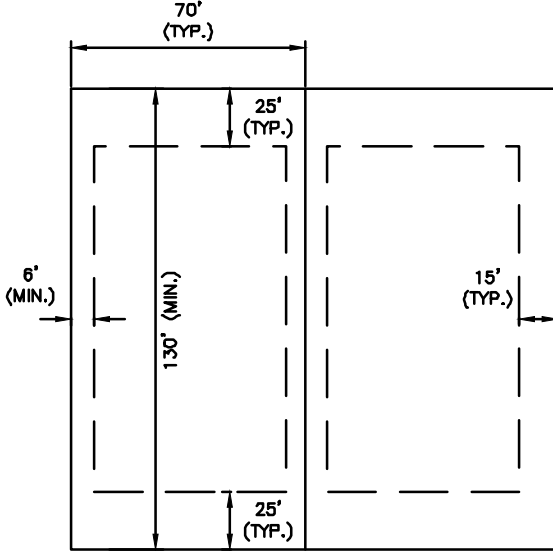
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REFERENCE NO:



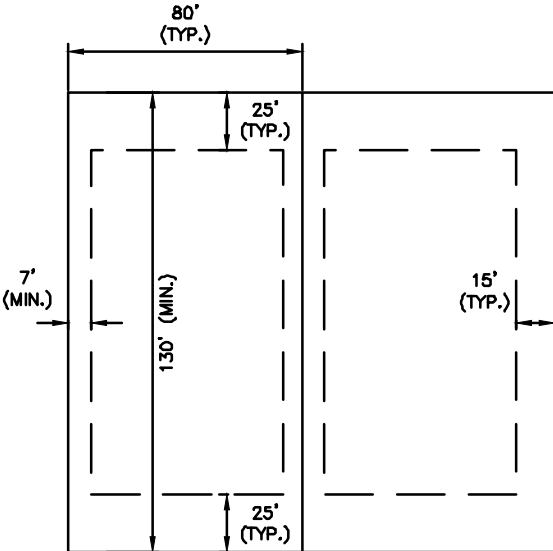
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

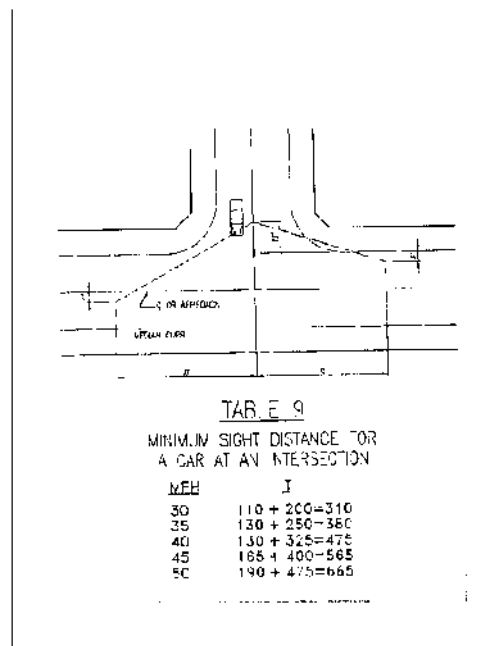


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	25	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

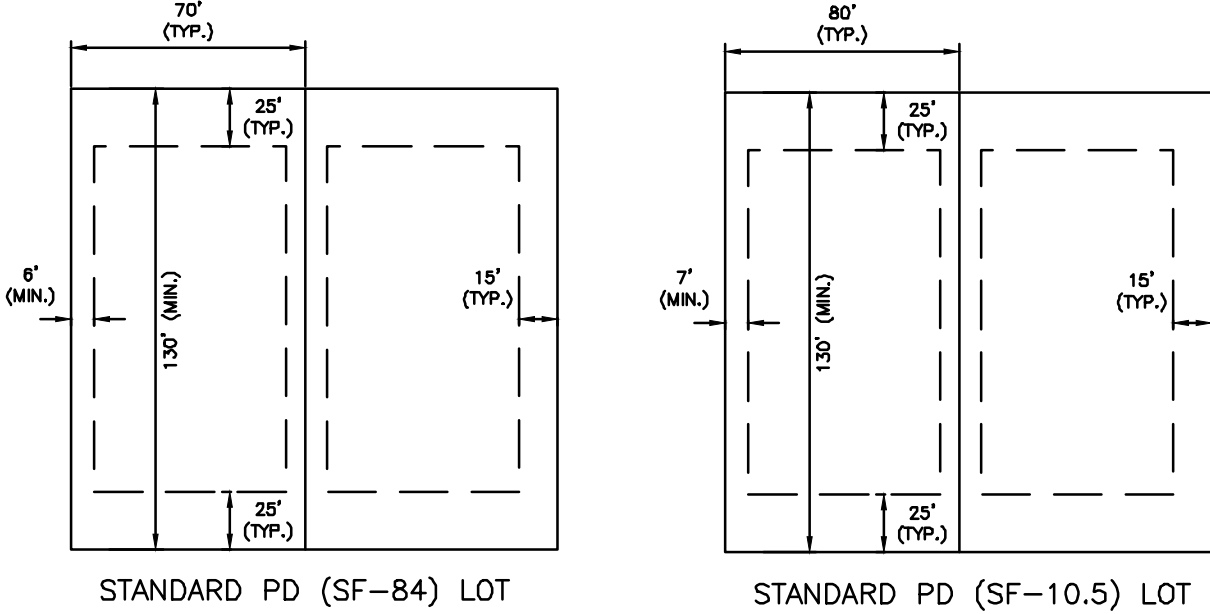
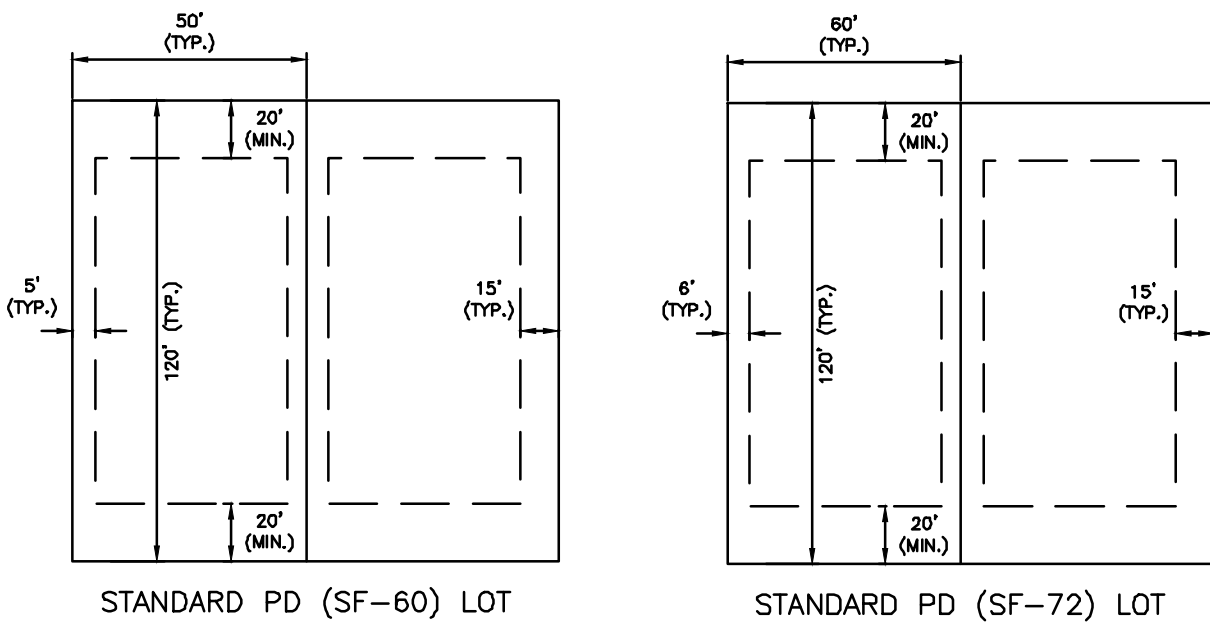
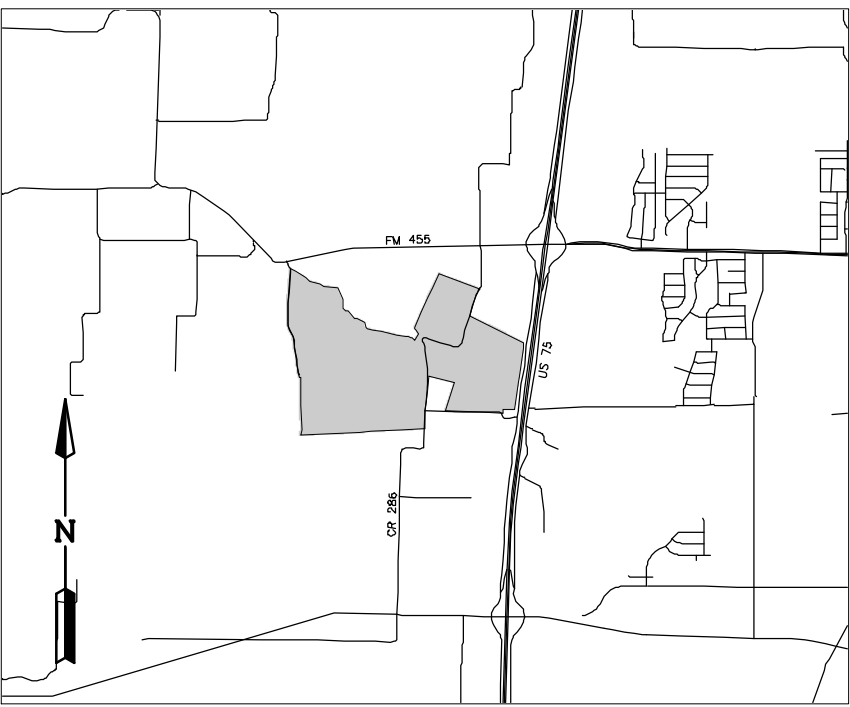
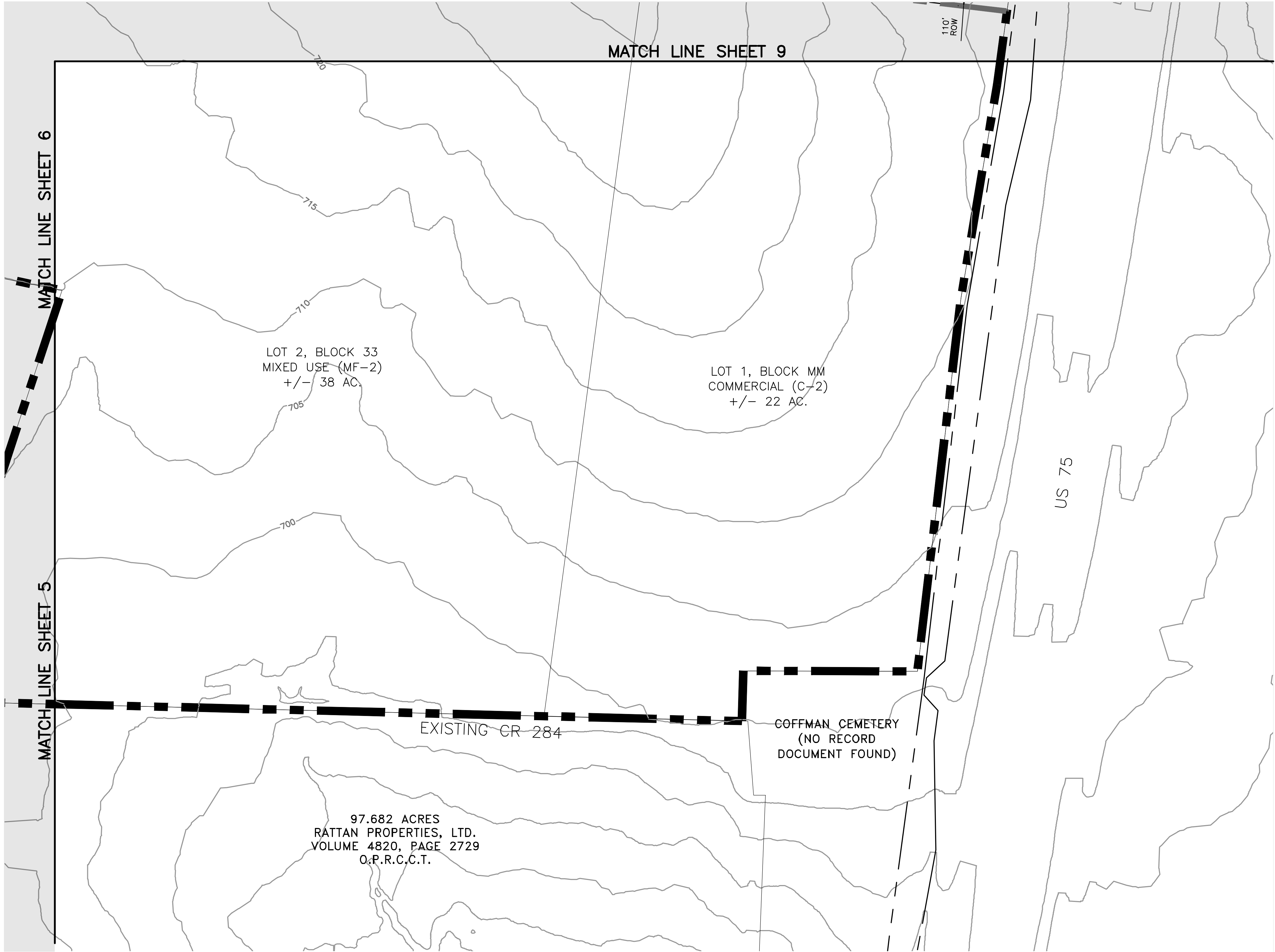
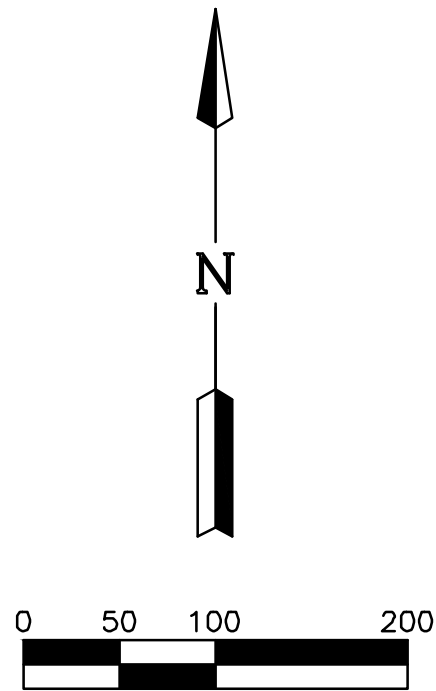
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
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390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.
CITY OF ANNA,
COLLIN COUNTY, TEXAS

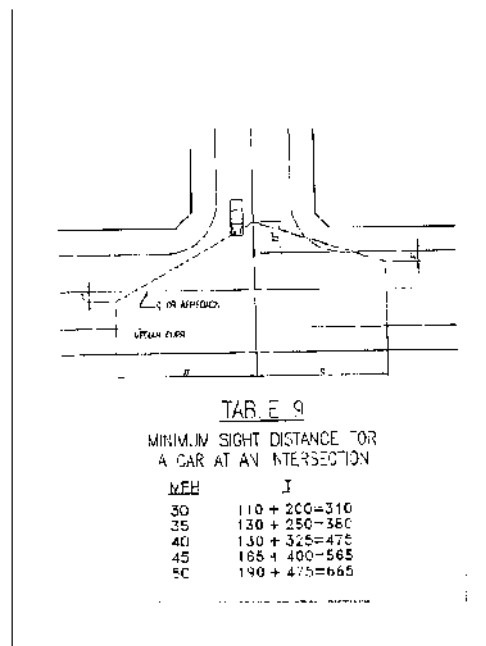
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW
GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1	7,849 SF	0.18 ACRE
BLOCK A LOT 2	7,848 SF	0.18 ACRE
BLOCK A LOT 3	7,982 SF	0.18 ACRE
BLOCK A LOT 4	9,854 SF	0.23 ACRE
BLOCK AA LOT 1	6,000 SF	0.14 ACRE
BLOCK AA LOT 2	6,000 SF	0.14 ACRE
BLOCK AA LOT 3	6,000 SF	0.14 ACRE
BLOCK AA LOT 4	6,000 SF	0.14 ACRE
BLOCK AA LOT 5	6,000 SF	0.14 ACRE
BLOCK AA LOT 6	6,000 SF	0.14 ACRE
BLOCK AA LOT 7	6,001 SF	0.14 ACRE
BLOCK AA LOT 8	6,001 SF	0.14 ACRE
BLOCK AA LOT 9	6,001 SF	0.14 ACRE
BLOCK AA LOT 10	6,001 SF	0.14 ACRE
BLOCK AA LOT 11	6,012 SF	0.14 ACRE
BLOCK AA LOT 12	8,579 SF	0.20 ACRE
BLOCK AA LOT 13	6,000 SF	0.14 ACRE
BLOCK AA LOT 14	6,000 SF	0.14 ACRE
BLOCK AA LOT 15	6,000 SF	0.14 ACRE
BLOCK AA LOT 16	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 7	7,200 SF	0.17 ACRE
BLOCK C LOT 8	7,200 SF	0.17 ACRE
BLOCK C LOT 9	7,200 SF	0.17 ACRE
BLOCK C LOT 10	7,200 SF	0.17 ACRE
BLOCK C LOT 11	7,200 SF	0.17 ACRE
BLOCK C LOT 12	7,200 SF	0.17 ACRE
BLOCK C LOT 13	7,200 SF	0.17 ACRE
BLOCK C LOT 14	7,200 SF	0.17 ACRE
BLOCK C LOT 15	7,333 SF	0.17 ACRE
BLOCK C LOT 16	7,322 SF	0.17 ACRE
BLOCK C LOT 17	7,313 SF	0.17 ACRE
BLOCK C LOT 18	7,303 SF	0.17 ACRE
BLOCK C LOT 19	7,292 SF	0.17 ACRE
BLOCK C LOT 20	7,282 SF	0.17 ACRE
BLOCK C LOT 21	7,271 SF	0.17 ACRE
BLOCK C LOT 22	7,261 SF	0.17 ACRE
BLOCK C LOT 23	7,251 SF	0.17 ACRE
BLOCK C LOT 24	7,241 SF	0.17 ACRE
BLOCK C LOT 25	7,230 SF	0.17 ACRE
BLOCK C LOT 26	7,220 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 7	7,200 SF	0.17 ACRE
BLOCK D LOT 8	7,200 SF	0.17 ACRE
BLOCK D LOT 9	7,200 SF	0.17 ACRE
BLOCK D LOT 10	7,200 SF	0.17 ACRE
BLOCK D LOT 11	7,200 SF	0.17 ACRE
BLOCK D LOT 12	7,200 SF	0.17 ACRE
BLOCK D LOT 13	7,200 SF	0.17 ACRE
BLOCK D LOT 14	7,200 SF	0.17 ACRE
BLOCK D LOT 15	7,200 SF	0.17 ACRE
BLOCK D LOT 16	7,200 SF	0.17 ACRE
BLOCK D LOT 17	7,200 SF	0.17 ACRE
BLOCK D LOT 18	7,200 SF	0.17 ACRE
BLOCK D LOT 19	7,200 SF	0.17 ACRE
BLOCK D LOT 20	7,200 SF	0.17 ACRE
BLOCK D LOT 21	7,200 SF	0.17 ACRE
BLOCK D LOT 22	7,200 SF	0.17 ACRE
BLOCK D LOT 23	7,200 SF	0.17 ACRE
BLOCK D LOT 24	7,200 SF	0.17 ACRE
BLOCK D LOT 25	7,200 SF	0.17 ACRE
BLOCK D LOT 26	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK E LOT 25	7,200 SF	0.17 ACRE
BLOCK E LOT 26	7,200 SF	0.17 ACRE
BLOCK E LOT 27	7,200 SF	0.17 ACRE
BLOCK E LOT 28	7,200 SF	0.17 ACRE
BLOCK E LOT 29	7,200 SF	0.17 ACRE
BLOCK E LOT 30	7,200 SF	0.17 ACRE
BLOCK E LOT 31	7,131 SF	0.16 ACRE
BLOCK E LOT 32	9,830 SF	0.23 ACRE
BLOCK EE LOT 1	12,241 SF	0.28 ACRE
BLOCK EE LOT 2	7,200 SF	0.17 ACRE
BLOCK EE LOT 3	7,200 SF	0.17 ACRE
BLOCK EE LOT 4	7,200 SF	0.17 ACRE
BLOCK EE LOT 5	7,200 SF	0.17 ACRE
BLOCK EE LOT 6	7,200 SF	0.17 ACRE
BLOCK EE LOT 7	7,200 SF	0.17 ACRE
BLOCK EE LOT 8	7,200 SF	0.17 ACRE
BLOCK EE LOT 9	7,200 SF	0.17 ACRE
BLOCK EE LOT 10	7,200 SF	0.17 ACRE
BLOCK EE LOT 11	7,201 SF	0.17 ACRE
BLOCK EE LOT 12	10,323 SF	0.24 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK FF LOT 18	9,100 SF	0.21 ACRE
BLOCK FF LOT 19	9,100 SF	0.21 ACRE
BLOCK FF LOT 20	9,100 SF	0.21 ACRE
BLOCK FF LOT 21	9,100 SF	0.21 ACRE
BLOCK FF LOT 22	9,108 SF	0.21 ACRE
BLOCK FF LOT 23	9,117 SF	0.21 ACRE
BLOCK FF LOT 24	9,165 SF	0.21 ACRE
BLOCK FF LOT 25	12,048 SF	0.28 ACRE
BLOCK FF LOT 26	12,241 SF	0.28 ACRE
BLOCK FF LOT 27	15,627 SF	0.36 ACRE
BLOCK G LOT 1	7,244 SF	0.17 ACRE
BLOCK G LOT 2	6,000 SF	0.14 ACRE
BLOCK G LOT 3	6,000 SF	0.14 ACRE
BLOCK G LOT 4	6,000 SF	0.14 ACRE
BLOCK G LOT 5	6,000 SF	0.14 ACRE
BLOCK G LOT 6	6,000 SF	0.14 ACRE
BLOCK G LOT 7	6,000 SF	0.14 ACRE
BLOCK G LOT 8	6,000 SF	0.14 ACRE
BLOCK G LOT 9	6,000 SF	0.14 ACRE
BLOCK G LOT 10	7,610 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK HH LOT 2	9,100 SF	0.21 ACRE
BLOCK HH LOT 3	9,100 SF	0.21 ACRE
BLOCK HH LOT 4	9,100 SF	0.21 ACRE
BLOCK HH LOT 5	9,100 SF	0.21 ACRE
BLOCK HH LOT 6	9,100 SF	0.21 ACRE
BLOCK HH LOT 7	12,154 SF	0.28 ACRE
BLOCK HH LOT 8	10,402 SF	0.24 ACRE
BLOCK HH LOT 9	9,098 SF	0.21 ACRE
BLOCK HH LOT 10	9,100 SF	0.21 ACRE
BLOCK HH LOT 11	11,895 SF	0.27 ACRE
BLOCK HH LOT 12	17,225 SF	0.40 ACRE
BLOCK HH LOT 13	10,823 SF	0.25 ACRE
BLOCK HH LOT 14	10,431 SF	0.24 ACRE
BLOCK HH LOT 15	10,400 SF	0.24 ACRE
BLOCK HH LOT 16	10,400 SF	0.24 ACRE
BLOCK HH LOT 17	13,650 SF	0.31 ACRE
BLOCK I LOT 1	10,713 SF	0.25 ACRE
BLOCK I LOT 2	6,416 SF	0.15 ACRE
BLOCK I LOT 3	6,410 SF	0.15 ACRE
BLOCK I LOT 4	6,322 SF	0.15 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 12	7,200 SF	0.17 ACRE
BLOCK J LOT 13	7,200 SF	0.17 ACRE
BLOCK J LOT 14	7,200 SF	0.17 ACRE
BLOCK J LOT 15	7,200 SF	0.17 ACRE
BLOCK J LOT 16	10,200 SF	0.23 ACRE
BLOCK J LOT 17	10,200 SF	0.23 ACRE
BLOCK J LOT 18	7,200 SF	0.17 ACRE
BLOCK J LOT 19	7,200 SF	0.17 ACRE
BLOCK J LOT 20	7,200 SF	0.17 ACRE
BLOCK J LOT 21	7,200 SF	0.17 ACRE
BLOCK J LOT 22	7,200 SF	0.17 ACRE
BLOCK J LOT 23	7,200 SF	0.17 ACRE
BLOCK J LOT 24	7,200 SF	0.17 ACRE
BLOCK J LOT 25	7,200 SF	0.17 ACRE
BLOCK J LOT 26	7,200 SF	0.17 ACRE
BLOCK J LOT 27	7,200 SF	0.17 ACRE
BLOCK J LOT 28	7,200 SF	0.17 ACRE
BLOCK J LOT 29	7,200 SF	0.17 ACRE
BLOCK J LOT 30	7,200 SF	0.17 ACRE
BLOCK J LOT 31	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK K LOT 36	10,200 SF	0.23 ACRE
BLOCK K LOT 37	7,200 SF	0.17 ACRE
BLOCK K LOT 38	7,200 SF	0.17 ACRE
BLOCK K LOT 39	7,200 SF	0.17 ACRE
BLOCK K LOT 40	7,200 SF	0.17 ACRE
BLOCK K LOT 41	7,200 SF	0.17 ACRE
BLOCK K LOT 42	7,200 SF	0.17 ACRE
BLOCK K LOT 43	7,200 SF	0.17 ACRE
BLOCK K LOT 44	7,200 SF	0.17 ACRE
BLOCK K LOT 45	7,200 SF	0.17 ACRE
BLOCK K LOT 46	7,200 SF	0.17 ACRE
BLOCK K LOT 47	7,200 SF	0.17 ACRE
BLOCK K LOT 48	7,200 SF	0.17 ACRE
BLOCK K LOT 49	7,200 SF	0.17 ACRE
BLOCK K LOT 50	7,200 SF	0.17 ACRE
BLOCK K LOT 51	13,269 SF	0.30 ACRE
BLOCK L LOT 1	7,800 SF	0.18 ACRE
BLOCK L LOT 2	6,000 SF	0.14 ACRE
BLOCK L LOT 3	6,000 SF	0.14 ACRE
BLOCK L LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 17	6,000 SF	0.14 ACRE
BLOCK AA LOT 18	6,000 SF	0.14 ACRE
BLOCK AA LOT 19	10,604 SF	0.24 ACRE
BLOCK AA LOT 20	10,508 SF	0.24 ACRE
BLOCK AA LOT 21	10,400 SF	0.24 ACRE
BLOCK AA LOT 22	10,400 SF	0.24 ACRE
BLOCK AA LOT 23	10,400 SF	0.24 ACRE
BLOCK AA LOT 24	10,400 SF	0.24 ACRE
BLOCK AA LOT 25	12,181 SF	0.28 ACRE
BLOCK AA LOT 26	11,219 SF	0.26 ACRE
BLOCK AA LOT 27	10,400 SF	0.24 ACRE
BLOCK AA LOT 28	10,400 SF	0.24 ACRE
BLOCK AA LOT 29	11,421 SF	0.26 ACRE
BLOCK AA LOT 30	10,400 SF	0.24 ACRE
BLOCK AA LOT 31	11,798 SF	0.27 ACRE
BLOCK AA LOT 32	24,136 SF	0.55 ACRE
BLOCK AA LOT 33	11,388 SF	0.26 ACRE
BLOCK AA LOT 34	11,290 SF	0.26 ACRE
BLOCK AA LOT 35	11,099 SF	0.25 ACRE
BLOCK AA LOT 36	10,934 SF	0.25 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 27	7,210 SF	0.17 ACRE
BLOCK C LOT 28	14,971 SF	0.34 ACRE
BLOCK CC LOT 1	13,562 SF	0.31 ACRE
BLOCK CC LOT 2	9,100 SF	0.21 ACRE
BLOCK CC LOT 3	9,100 SF	0.21 ACRE
BLOCK CC LOT 4	9,100 SF	0.21 ACRE
BLOCK CC LOT 5	9,100 SF	0.21 ACRE
BLOCK CC LOT 6	9,100 SF	0.21 ACRE
BLOCK CC LOT 7	9,100 SF	0.21 ACRE
BLOCK CC LOT 8	9,100 SF	0.21 ACRE
BLOCK CC LOT 9	9,100 SF	0.21 ACRE
BLOCK CC LOT 10	11,050 SF	0.25 ACRE
BLOCK CC LOT 11	9,290 SF	0.21 ACRE
BLOCK CC LOT 12	7,200 SF	0.17 ACRE
BLOCK CC LOT 13	7,200 SF	0.17 ACRE
BLOCK CC LOT 14	7,200 SF	0.17 ACRE
BLOCK CC LOT 15	7,200 SF	0.17 ACRE
BLOCK CC LOT 16	7,200 SF	0.17 ACRE
BLOCK CC LOT 17	7,200 SF	0.17 ACRE
BLOCK CC LOT 18	7,290 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 27	7,210 SF	0.17 ACRE
BLOCK D LOT 28	7,200 SF	0.17 ACRE
BLOCK D LOT 29	7,200 SF	0.17 ACRE
BLOCK D LOT 30	12,841 SF	0.29 ACRE
BLOCK DD LOT 1	10,725 SF	0.25 ACRE
BLOCK DD LOT 2	7,200 SF	0.17 ACRE
BLOCK DD LOT 3	7,200 SF	0.17 ACRE
BLOCK DD LOT 4	7,200 SF	0.17 ACRE
BLOCK DD LOT 5	7,200 SF	0.17 ACRE
BLOCK DD LOT 6	7,200 SF	0.17 ACRE
BLOCK DD LOT 7	7,200 SF	0.17 ACRE
BLOCK DD LOT 8	7,200 SF	0.17 ACRE
BLOCK DD LOT 9	7,200 SF	0.17 ACRE
BLOCK DD LOT 10	7,200 SF	0.17 ACRE
BLOCK DD LOT 11	7,200 SF	0.17 ACRE
BLOCK DD LOT 12	7,200 SF	0.17 ACRE
BLOCK DD LOT 13	7,200 SF	0.17 ACRE
BLOCK DD LOT 14	7,200 SF	0.17 ACRE
BLOCK DD LOT 15	7,200 SF	0.17 ACRE
BLOCK DD LOT 16	9,600 SF	0.22 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK EE LOT 13	13,291 SF	0.31 ACRE
BLOCK EE LOT 14	7,203 SF	0.17 ACRE
BLOCK EE LOT 15	7,200 SF	0.17 ACRE
BLOCK EE LOT 16	7,200 SF	0.17 ACRE
BLOCK EE LOT 17	7,200 SF	0.17 ACRE
BLOCK EE LOT 18	7,200 SF	0.17 ACRE
BLOCK EE LOT 19	7,200 SF	0.17 ACRE
BLOCK EE LOT 20	7,200 SF	0.17 ACRE
BLOCK EE LOT 21	7,200 SF	0.17 ACRE
BLOCK EE LOT 22	7,200 SF	0.17 ACRE
BLOCK EE LOT 23	7,200 SF	0.17 ACRE
BLOCK EE LOT 24	12,241 SF	0.28 ACRE
BLOCK F LOT 1	7,524 SF	0.17 ACRE
BLOCK F LOT 2	7,499 SF	0.17 ACRE
BLOCK F LOT 3	7,524 SF	0.17 ACRE
BLOCK F LOT 4	9,474 SF	0.22 ACRE
BLOCK F LOT 5	9,808 SF	0.23 ACRE
BLOCK F LOT 6	7,200 SF	0.17 ACRE
BLOCK F LOT 7	7,200 SF	0.17 ACRE
BLOCK F LOT 8	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK G LOT 11	8,430 SF	0.19 ACRE
BLOCK G LOT 12	6,000 SF	0.14 ACRE
BLOCK G LOT 13	6,000 SF	0.14 ACRE
BLOCK G LOT 14	6,000 SF	0.14 ACRE
BLOCK G LOT 15	6,000 SF	0.14 ACRE
BLOCK G LOT 16	6,000 SF	0.14 ACRE
BLOCK G LOT 17	6,000 SF	0.14 ACRE
BLOCK G LOT 18	6,000 SF	0.14 ACRE
BLOCK G LOT 19	6,000 SF	0.14 ACRE
BLOCK G LOT 20	8,904 SF	0.20 ACRE
BLOCK G LOT 21	8,407 SF	0.19 ACRE
BLOCK G LOT 22	6,276 SF	0.14 ACRE
BLOCK G LOT 23	6,276 SF	0.14 ACRE
BLOCK G LOT 24	7,465 SF	0.17 ACRE
BLOCK GG LOT 1	11,760 SF	0.27 ACRE
BLOCK GG LOT 2	9,100 SF	0.21 ACRE
BLOCK GG LOT 3	9,100 SF	0.21 ACRE
BLOCK GG LOT 4	9,100 SF	0.21 ACRE
BLOCK GG LOT 5	9,100 SF	0.21 ACRE
BLOCK GG LOT 6	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK I LOT 5	6,560 SF	0.15 ACRE
BLOCK I LOT 6	6,798 SF	0.16 ACRE
BLOCK I LOT 7	7,037 SF	0.16 ACRE
BLOCK I LOT 8	7,275 SF	0.17 ACRE
BLOCK I LOT 9	7,513 SF	0.17 ACRE
BLOCK I LOT 10	7,752 SF	0.18 ACRE
BLOCK I LOT 11	7,990 SF	0.18 ACRE
BLOCK I LOT 12	11,555 SF	0.27 ACRE
BLOCK I LOT 13	7,938 SF	0.18 ACRE
BLOCK I LOT 14	6,000 SF	0.14 ACRE
BLOCK I LOT 15	6,000 SF	0.14 ACRE
BLOCK I LOT 16	6,044 SF	0.14 ACRE
BLOCK I LOT 17	6,822 SF	0.16 ACRE
BLOCK I LOT 18	8,864 SF	0.20 ACRE
BLOCK I LOT 19	13,156 SF	0.30 ACRE
BLOCK I LOT 20	7,842 SF	0.18 ACRE
BLOCK I LOT 21	7,756 SF	0.18 ACRE
BLOCK I LOT 22	7,571 SF	0.17 ACRE
BLOCK I LOT 23	7,385 SF	0.17 ACRE
BLOCK I LOT 24	7,199 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 32	11,287 SF	0.26 ACRE
BLOCK JJ LOT 1	13,960 SF	0.32 ACRE
BLOCK JJ LOT 2	10,400 SF	0.24 ACRE
BLOCK JJ LOT 3	10,400 SF	0.24 ACRE
BLOCK JJ LOT 4	11,017 SF	0.25 ACRE
BLOCK JJ LOT 5	11,169 SF	0.26 ACRE
BLOCK JJ LOT 6	11,181 SF	0.26 ACRE
BLOCK JJ LOT 7	10,478 SF	0.24 ACRE
BLOCK JJ LOT 8	11,191 SF	0.26 ACRE
BLOCK JJ LOT 9	11,939 SF	0.27 ACRE
BLOCK JJ LOT 10	17,750 SF	0.41 ACRE
BLOCK JJ LOT 11	12,368 SF	0.28 ACRE
BLOCK JJ LOT 12	10,440 SF	0.24 ACRE
BLOCK JJ LOT 13	10,463 SF	0.24 ACRE
BLOCK JJ LOT 14	14,172 SF	0.33 ACRE
BLOCK JJ LOT 15	19,288 SF	0.44 ACRE
BLOCK JJ LOT 16	11,566 SF	0.27 ACRE
BLOCK JJ LOT 17	10,984 SF	0.25 ACRE
BLOCK JJ LOT 18	11,527 SF	0.26 ACRE
BLOCK JJ LOT 19	11,527 SF	0.26 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Q LOT 5	6,000 SF	0.14 ACRE
BLOCK Q LOT 6	6,000 SF	0.14 ACRE
BLOCK Q LOT 7	6,000 SF	0.14 ACRE
BLOCK Q LOT 8	6,000 SF	0.14 ACRE
BLOCK Q LOT 9	6,000 SF	0.14 ACRE
BLOCK Q LOT 10	7,800 SF	0.18 ACRE
BLOCK P LOT 1	6,000 SF	0.14 ACRE
BLOCK P LOT 2	6,000 SF	0.14 ACRE
BLOCK P LOT 3	6,000 SF	0.14 ACRE
BLOCK P LOT 4	6,000 SF	0.14 ACRE
BLOCK P LOT 5	6,000 SF	0.14 ACRE
BLOCK P LOT 6	6,000 SF	0.14 ACRE
BLOCK P LOT 7	6,000 SF	0.14 ACRE
BLOCK P LOT 8	6,000 SF	0.14 ACRE
BLOCK P LOT 9	6,000 SF	0.14 ACRE
BLOCK P LOT 10	6,000 SF	0.14 ACRE
BLOCK P LOT 11	6,000 SF	0.14 ACRE
BLOCK P LOT 12	6,000 SF	0.14 ACRE
BLOCK P LOT 13	6,000 SF	0.14 ACRE
BLOCK P LOT 14	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK S LOT 9	6,000 SF	0.14 ACRE
BLOCK S LOT 10	6,334 SF	0.15 ACRE
BLOCK S LOT 11	6,678 SF	0.15 ACRE
BLOCK S LOT 12	6,620 SF	0.15 ACRE
BLOCK S LOT 13	6,157 SF	0.14 ACRE
BLOCK S LOT 14	6,000 SF	0.14 ACRE
BLOCK S LOT 15	6,000 SF	0.14 ACRE
BLOCK S LOT 16	6,000 SF	0.14 ACRE
BLOCK S LOT 17	6,000 SF	0.14 ACRE
BLOCK S LOT 18	6,407 SF	0.15 ACRE
BLOCK S LOT 19	6,729 SF	0.15 ACRE
BLOCK S LOT 20	7,333 SF	0.17 ACRE
BLOCK S LOT 21	9,769 SF	0.22 ACRE
BLOCK T LOT 1	10,343 SF	0.24 ACRE
BLOCK T LOT 2	6,822 SF	0.16 ACRE
BLOCK T LOT 3	6,463 SF	0.15 ACRE
BLOCK T LOT 4	6,000 SF	0.14 ACRE
BLOCK T LOT 5	6,000 SF	0.14 ACRE
BLOCK T LOT 6	6,000 SF	0.14 ACRE
BLOCK T LOT 7	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 40	9,277 SF	0.21 ACRE
BLOCK V LOT 41	9,222 SF	0.21 ACRE
BLOCK V LOT 42	9,194 SF	0.21 ACRE
BLOCK V LOT 43	9,100 SF	0.21 ACRE
BLOCK V LOT 44	9,100 SF	0.21 ACRE
BLOCK V LOT 45	9,100 SF	0.21 ACRE
BLOCK V LOT 46	9,100 SF	0.21 ACRE
BLOCK V LOT 47	9,100 SF	0.21 ACRE
BLOCK V LOT 48	11,050 SF	0.25 ACRE
BLOCK V LOT 49	12,350 SF	0.28 ACRE
BLOCK V LOT 50	9,750 SF	0.22 ACRE
BLOCK V LOT 51	10,400 SF	0.24 ACRE
BLOCK V LOT 52	11,237 SF	0.26 ACRE
BLOCK V LOT 53	12,658 SF	0.29 ACRE
BLOCK V LOT 54	12,350 SF	0.28 ACRE
BLOCK V LOT 55	24,257 SF	0.56 ACRE
BLOCK V LOT 56	11,820 SF	0.27 ACRE
BLOCK V LOT 57	12,193 SF	0.28 ACRE
BLOCK V LOT 58	12,565 SF	0.29 ACRE
BLOCK V LOT 59	12,938 SF	0.30 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK W LOT 32	6,000 SF	0.14 ACRE
BLOCK W LOT 33	6,000 SF	0.14 ACRE
BLOCK W LOT 34	6,324 SF	0.15 ACRE
BLOCK W LOT 35	9,381 SF	0.22 ACRE
BLOCK X LOT 1	9,224 SF	0.21 ACRE
BLOCK X LOT 2	6,373 SF	0.15 ACRE
BLOCK X LOT 3	6,373 SF	0.15 ACRE
BLOCK X LOT 4	6,072 SF	0.14 ACRE
BLOCK X LOT 5	6,000 SF	0.14 ACRE
BLOCK X LOT 6	6,000 SF	0.14 ACRE
BLOCK X LOT 7	6,000 SF	0.14 ACRE
BLOCK X LOT 8	6,000 SF	0.14 ACRE
BLOCK X LOT 9	6,000 SF	0.14 ACRE
BLOCK X LOT 10	6,000 SF	0.14 ACRE
BLOCK X LOT 11	6,000 SF	0.14 ACRE
BLOCK X LOT 12	6,000 SF	0.14 ACRE
BLOCK X LOT 13	6,000 SF	0.14 ACRE
BLOCK X LOT 14	6,000 SF	0.14 ACRE
BLOCK X LOT 15	6,000 SF	0.14 ACRE
BLOCK X LOT 16	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Z LOT 23	9,100 SF	0.21 ACRE
BLOCK Z LOT 24	9,100 SF	0.21 ACRE
BLOCK Z LOT 25	9,100 SF	0.21 ACRE
BLOCK Z LOT 26	12,350 SF	0.28 ACRE
BLOCK Z LOT 27	12,348 SF	0.28 ACRE
BLOCK Z LOT 28	9,100 SF	0.21 ACRE
BLOCK Z LOT 29	11,050 SF	0.25 ACRE

PARKS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 1X (GREENBELT PARK A)	400,491 SF	9.2 ACRES
BLOCK B LOT 1X (GREENBELT PARK B)	338,086 SF	7.8 ACRES
BLOCK F LOT 1X (GREENBELT PARK C)	247,632 SF	5.7 ACRES
BLOCK U LOT 1X (EAST POCKET PARK)	21,803 SF	0.5 ACRES
BLOCK V LOT 1X (WEST POCKET PARK)	65,594 SF	1.5 ACRES
BLOCK V LOT 3X (NORTH GREENBELT PARK)	349,035 SF	8.0 ACRES

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK P LOT 15	6,000 SF	0.14 ACRE
BLOCK P LOT 16	6,000 SF	0.14 ACRE
BLOCK P LOT 17	6,000 SF	0.14 ACRE
BLOCK P LOT 18	6,000 SF	0.14 ACRE
BLOCK P LOT 19	6,000 SF	0.14 ACRE
BLOCK Q LOT 1	10,525 SF	0.24 ACRE
BLOCK Q LOT 2	7,200 SF	0.17 ACRE
BLOCK Q LOT 3	7,200 SF	0.17 ACRE
BLOCK Q LOT 4	8,062 SF	0.19 ACRE
BLOCK Q LOT 5	12,186 SF	0.28 ACRE
BLOCK Q LOT 6	8,546 SF	0.20 ACRE
BLOCK Q LOT 7	7,185 SF	0.16 ACRE
BLOCK Q LOT 8	7,165 SF	0.16 ACRE
BLOCK Q LOT 9	7,145 SF	0.16 ACRE
BLOCK Q LOT 10	7,124 SF	0.16 ACRE
BLOCK Q LOT 11	7,104 SF	0.16 ACRE
BLOCK Q LOT 12	7,084 SF	0.16 ACRE
BLOCK Q LOT 13	7,064 SF	0.16 ACRE
BLOCK Q LOT 14	7,044 SF	0.16 ACRE
BLOCK Q LOT 15	7,024 SF	0.16 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK T LOT 8	8,268 SF	0.19 ACRE
BLOCK T LOT 9	10,194 SF	0.23 ACRE
BLOCK T LOT 10	6,000 SF	0.14 ACRE
BLOCK T LOT 11	6,000 SF	0.14 ACRE
BLOCK T LOT 12	6,000 SF	0.14 ACRE
BLOCK T LOT 13	6,457 SF	0.15 ACRE
BLOCK T LOT 15	6,544 SF	0.15 ACRE
BLOCK T LOT 16	9,169 SF	0.21 ACRE
BLOCK U LOT 1	7,599 SF	0.17 ACRE
BLOCK U LOT 2	6,690 SF	0.15 ACRE
BLOCK U LOT 3	6,316 SF	0.15 ACRE
BLOCK U LOT 4	6,000 SF	0.14 ACRE
BLOCK U LOT 5	6,000 SF	0.14 ACRE
BLOCK U LOT 6	6,181 SF	0.14 ACRE
BLOCK U LOT 7	9,861 SF	0.23 ACRE
BLOCK U LOT 8	8,720 SF	0.20 ACRE
BLOCK U LOT 9	6,496 SF	0.15 ACRE
BLOCK U LOT 10	6,368 SF	0.15 ACRE
BLOCK U LOT 11	6,240 SF	0.14 ACRE
BLOCK U LOT 12	6,106 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 60	13,310 SF	0.31 ACRE
BLOCK V LOT 61	13,683 SF	0.31 ACRE
BLOCK V LOT 62	14,055 SF	0.32 ACRE
BLOCK V LOT 63	14,344 SF	0.33 ACRE
BLOCK V LOT 64	14,797 SF	0.34 ACRE
BLOCK V LOT 65	15,097 SF	0.35 ACRE
BLOCK V LOT 66	15,337 SF	0.35 ACRE
BLOCK V LOT 67	15,577 SF	0.36 ACRE
BLOCK V LOT 68	15,702 SF	0.36 ACRE
BLOCK V LOT 69	15,645 SF	0.36 ACRE
BLOCK V LOT 70	15,586 SF	0.36 ACRE
BLOCK V LOT 71	15,070 SF	0.35 ACRE
BLOCK V LOT 72	13,396 SF	0.31 ACRE
BLOCK V LOT 73	9,100 SF	0.21 ACRE
BLOCK V LOT 74	9,100 SF	0.21 ACRE
BLOCK V LOT 75	9,100 SF	0.21 ACRE
BLOCK V LOT 76	9,100 SF	0.21 ACRE
BLOCK V LOT 77	9,100 SF	0.21 ACRE
BLOCK V LOT 78	9,100 SF	0.21 ACRE
BLOCK V LOT 79	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK X LOT 17	6,000 SF	0.14 ACRE
BLOCK X LOT 18	9,156 SF	0.21 ACRE
BLOCK X LOT 19	6,104 SF	0.19 ACRE
BLOCK X LOT 20	6,000 SF	0.14 ACRE
BLOCK X LOT 21	6,000 SF	0.14 ACRE
BLOCK X LOT 22	6,000 SF	0.14 ACRE
BLOCK X LOT 23	6,000 SF	0.14 ACRE
BLOCK X LOT 24	6,000 SF	0.14 ACRE
BLOCK X LOT 25	6,000 SF	0.14 ACRE
BLOCK X LOT 26	6,000 SF	0.14 ACRE
BLOCK X LOT 27	6,000 SF	0.14 ACRE
BLOCK X LOT 28	6,000 SF	0.14 ACRE
BLOCK X LOT 29	6,000 SF	0.14 ACRE
BLOCK X LOT 30	6,000 SF	0.14 ACRE
BLOCK X LOT 31	6,000 SF	0.14 ACRE
BLOCK X LOT 32	6,000 SF	0.14 ACRE
BLOCK X LOT 33	6,000 SF	0.14 ACRE
BLOCK X LOT 34	6,258 SF	0.14 ACRE
BLOCK X LOT 35	6,345 SF	0.15 ACRE
BLOCK X LOT 36	8,267 SF	0.19 ACRE

COMMON AREA LOTS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1X	37,774 SF	0.87 ACRES
BLOCK AA LOT 2X	2,139 SF	0.05 ACRES
BLOCK B LOT 1X	7,563 SF	0.17 ACRES
BLOCK C LOT 1X	2,419 SF	0.06 ACRES
BLOCK CC LOT 1X	6,091 SF	0.14 ACRES
BLOCK D LOT 1X	2,400 SF	0.06 ACRES
BLOCK DD LOT 1X	2,404 SF	0.06 ACRES
BLOCK E LOT 1X	2,422 SF	0.06 ACRES
BLOCK G LOT 1X	2,404 SF	0.06 ACRES
BLOCK H LOT 1X	2,404 SF	0.06 ACRES
BLOCK J LOT 1X	2,402 SF	0.06 ACRES
BLOCK K LOT 2X	57,866 SF	1.33 ACRES
BLOCK L LOT 1X	2,277 SF	0.05 ACRES
BLOCK M LOT 1X	2,400 SF	0.06 ACRES
BLOCK O LOT 1X	5,323 SF	0.12 ACRES
BLOCK P LOT 1X	19,765 SF	0.45 ACRES
BLOCK Q LOT 1X	33,047 SF	0.76 ACRES
BLOCK R LOT 1X	36,106 SF	0.83 ACRES
BLOCK R LOT 2X	20,666 SF	0.47 ACRES
BLOCK S LOT 1X	2,402 SF	0.06 ACRES
BLOCK T LOT 1X	2,428 SF	0.06 ACRES
BLOCK V LOT 2X	76,696 SF	1.76 ACRES
BLOCK V LOT 4X	45,077 SF	1.49 ACRES
BLOCK W LOT 1X	2,437 SF	0.06 ACRES
BLOCK W LOT 2X	2,394 SF	0.05 ACRES
BLOCK X LOT 1X	2,402 SF	0.06 ACRES
BLOCK X LOT 2X	2,415 SF	0.06 ACRES
BLOCK Y LOT 1X	25,134 SF	0.58 ACRES

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Q LOT 16	7,004 SF	0.16 ACRE
BLOCK Q LOT 17	6,984 SF	0.16 ACRE
BLOCK Q LOT 18	6,964 SF	0.16 ACRE
BLOCK Q LOT 19	6,944 SF	0.16 ACRE
BLOCK Q LOT 20	7,500 SF	0.17 ACRE
BLOCK R LOT 1	6,000 SF	0.14 ACRE
BLOCK R LOT 2	6,000 SF	0.14 ACRE
BLOCK R LOT 3	6,000 SF	0.14 ACRE
BLOCK R LOT 4	6,000 SF	0.14 ACRE
BLOCK R LOT 5	6,000 SF	0.14 ACRE
BLOCK R LOT 6	6,000 SF	0.14 ACRE
BLOCK R LOT 7	6,000 SF	0.14 ACRE
BLOCK R LOT 8	6,000 SF	0.14 ACRE
BLOCK R LOT 9	6,000 SF	0.14 ACRE
BLOCK R LOT 10	6,000 SF	0.14 ACRE
BLOCK R LOT 11	6,000 SF	0.14 ACRE
BLOCK R LOT 12	6,000 SF	0.14 ACRE
BLOCK R LOT 13	6,013 SF	0.14 ACRE
BLOCK R LOT 14	15,264 SF	0.35 ACRE
BLOCK R LOT 15	13,494 SF	0.31 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK U LOT 13	9,777 SF	0.22 ACRE
BLOCK V LOT 1	7,738 SF	0.18 ACRE
BLOCK V LOT 2	6,694 SF	0.15 ACRE
BLOCK V LOT 3	6,806 SF	0.16 ACRE
BLOCK V LOT 4	6,914 SF	0.16 ACRE
BLOCK V LOT 5	7,021 SF	0.16 ACRE
BLOCK V LOT 6	7,129 SF	0.16 ACRE
BLOCK V LOT 7	7,237 SF	0.17 ACRE
BLOCK V LOT 8	7,453 SF	0.17 ACRE
BLOCK V LOT 9	12,567 SF	0.29 ACRE
BLOCK V LOT 10	16,593 SF	0.38 ACRE
BLOCK V LOT 11	8,924 SF	0.20 ACRE
BLOCK V LOT 12	6,000 SF	0.14 ACRE
BLOCK V LOT 13	6,000 SF	0.14 ACRE
BLOCK V LOT 14	7,599 SF	0.17 ACRE
BLOCK V LOT 15	9,871 SF	0.23 ACRE
BLOCK V LOT 16	8,895 SF	0.20 ACRE
BLOCK V LOT 17	8,669 SF	0.20 ACRE
BLOCK V LOT 18	8,353 SF	0.19 ACRE
BLOCK V LOT 19	8,384 SF	0.19 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 80	11,041 SF	0.25 ACRE
BLOCK V LOT 81	11,023 SF	0.25 ACRE
BLOCK V LOT 82	9,100 SF	0.21 ACRE
BLOCK V LOT 83	9,100 SF	0.21 ACRE
BLOCK V LOT 84	9,100 SF	0.21 ACRE
BLOCK V LOT 85	9,100 SF	0.21 ACRE
BLOCK V LOT 86	9,100 SF	0.21 ACRE
BLOCK V LOT 87	9,100 SF	0.21 ACRE
BLOCK V LOT 88	9,118 SF	0.21 ACRE
BLOCK W LOT 1	7,010 SF	0.16 ACRE
BLOCK W LOT 2	6,583 SF	0.15 ACRE
BLOCK W LOT 3	6,028 SF	0.14 ACRE
BLOCK W LOT 4	6,000 SF	0.14 ACRE
BLOCK W LOT 5	6,000 SF	0.14 ACRE
BLOCK W LOT 6	6,000 SF	0.14 ACRE
BLOCK W LOT 7	6,000 SF	0.14 ACRE
BLOCK W LOT 8	6,000 SF	0.14 ACRE
BLOCK W LOT 9	6,000 SF	0.14 ACRE
BLOCK W LOT 10	6,000 SF	0.14 ACRE
BLOCK W LOT 11	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Y LOT 1	6,244 SF	0.14 ACRE
BLOCK Y LOT 2	6,244 SF	0.14 ACRE
BLOCK Y LOT 3	6,244 SF	0.14 ACRE
BLOCK Y LOT 4	6,099 SF	0.14 ACRE
BLOCK Y LOT 5	6,000 SF	0.14 ACRE
BLOCK Y LOT 6	6,000 SF	0.14 ACRE
BLOCK Y LOT 7	6,000 SF	0.14 ACRE
BLOCK Y LOT 8	6,000 SF	0.14 ACRE
BLOCK Y LOT 9	6,000 SF	0.14 ACRE
BLOCK Y LOT 10	6,000 SF	0.14 ACRE
BLOCK Y LOT 11	6,000 SF	0.14 ACRE
BLOCK Y LOT 12	6,000 SF	0.14 ACRE
BLOCK Y LOT 13	6,000 SF	0.14 ACRE
BLOCK Y LOT 14	6,000 SF	0.14 ACRE
BLOCK Y LOT 15	6,000 SF	0.14 ACRE
BLOCK Y LOT 16	6,000 SF	0.14 ACRE
BLOCK Y LOT 17	6,000 SF	0.14 ACRE
BLOCK Y LOT 18	8,139 SF	0.19 ACRE
BLOCK Z LOT 1	7,201 SF	0.17 ACRE
BLOCK Z LOT 2	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK R LOT 16	6,000 SF	0.14 ACRE
BLOCK R LOT 17	6,000 SF	0.14 ACRE
BLOCK R LOT 18	6,000 SF	0.14 ACRE
BLOCK R LOT 19	6,000 SF	0.14 ACRE
BLOCK R LOT 20	6,000 SF	0.14 ACRE
BLOCK R LOT 21	6,000 SF	0.14 ACRE
BLOCK R LOT 22	6,000 SF	0.14 ACRE

EXHIBIT C

DEVELOPMENT STANDARDS FOR CRYSTAL PARK

a. General Terms:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit B).
2. Details on a Concept Plan that differ from the Concept Plan which do not alter the basic relationship of the proposed single-family development area to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, all as indicated in these Development Regulations, may be authorized by the City Council as part of the zoning process. The City Council will approve a Concept Plan if the plan conforms to these Development Regulations.

b. 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-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2) of the Zoning Ordinance and applicable City Regulations except as otherwise specified herein.

1. The areas identified as “Commercial” on the Concept Plan shall have the base zoning of C-2. The following land uses shall be prohibited:
 - A. Residential Uses
 - B. Educational, Institutional and Special Uses
 - C. Transportation, Utility and Communications Uses
 - D. Automobile and Related Services Uses
 - E. Manufacturing, Storage and Warehousing Uses
 - F. Convenience store
 - G. Feed and farm supply
 - H. Massage therapy facility

- I. Metal dealer, crafted precious
 - J. Mortuary or funeral home
 - K. Taxidermist
2. The area identified as “Professional Campus” on the Concept Plan shall have the base zoning of C-2 but be limited to the following land uses:
- A. Hosp. (chronic care); long-term health care fac.
 - B. Hospital (acute care)
 - C. Hotel
 - D. Laboratory, medical or dental
 - E. Laboratory, scientific or research
 - F. Office Center
 - G. Office, prof. or general administrative
 - H. Pharmacy
 - I. Restaurant or cafeteria, minimum 5,000 square feet (no drive-through)
 - J. Shopping center
 - K. Theater (indoor)
 - L. Veterinarian clinic (no outside pens)
3. The areas identified as “Mixed Use” on the Concept Plan shall have the base zoning of C-2 with the following restrictions.
- A. The following Residential Uses shall be allowed by-right
 - i. Multiple-family residence
 - ii. SF-TH Townhome
 - iii. SF-Z Single-Family Residence – Zero lot line homes
 - B. Commercial development within the area identified as “Mixed Use” on the Concept Plan, shall maintain a minimum 50% Floor Area Ratio (FAR)
 - C. Residential uses shall be setback a minimum of 800’ from the approximate centerline of U.S. Highway 75.

- D. Multiple-family residence shall be a minimum of 4 stories. Each building shall be designed with flex place units. Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 12 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.
4. Maximum number of single-family residences detached lots located outside of the Mixed-Use District:
- A. Maximum number of residential lots (combined total of SF-60, SF-72, SF-84 and SF-10.5, but not including common area or open space lots): 969 lots.
 - B. Minimum number of SF-10.5 lots: 95 lots.
 - C. Minimum number of SF-84 lots: 149 lots.
 - D. Maximum number of SF-60 lots: 419 lots.

Lot size may be mixed within each area to provide additional options and character to project

5. Sidewalks: Refer to Res. No. 2021-12-1077 (Crystal Park Development Agreement) Exhibit K – Parks, Trails and Connectivity Plan
- A. Stipulation associated with front building setback:
 - i. Minimum 25 feet required where a sidewalk is provided between building face and street curb.
 - ii. Minimum 20 feet where no sidewalk is provided between building face and street curb.
6. Fencing:
- A. All fences on the portion(s) of a residential lot adjacent to an open space/common area lot(s), with the exception of lots backing and/or siding to required Home Owners Association (H.O.A.) lots adjacent to major/minor thoroughfares and internal primary entrance roadways,

must be ornamental metal fences, such as wrought iron or tubular steel. Fences constructed between residences may be wood. All wood privacy fencing between residences shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

B. Wood fencing of a uniform design shall be constructed along the rear or side lot lines of single-family homes that are adjacent to H.O.A. common area lots running parallel to the 4 primary streets, identified on the Concept Plan, within the interior of the community.

7. A minimum 10-foot-wide common area tract to be owned and maintained by the homeowners' association will be required along both side of the 4 primary neighborhoods streets as shown on the Concept Plan. Within the 10-foot-wide common area tract(s), Developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.

8. Private Amenities:

A. The creek corridor (greenbelt), pocket parks, and linear park areas shall be provided in the general location shown on the Concept Plan; provided, however, that the final locations of the greenbelt, pocket parks and linear park areas shall be determined at the time of Concept Plan approval and may be approved in phases per platting approval. The Director of Development Services or his/her designee is authorized to administratively approve modifications to the locations of the creek corridor, pocket parks and linear park areas during the platting stage or the permitting stage.

B. The location of the trail system shall be in general conformance with the Illustrative Plan and Parks, Trails and Connectivity Plan Map as part of Res. No. 2021-12-1077 (Crystal Park Development Agreement); provided, however, that the final locations of the trail system shall be determined at the time of Concept Plan approval and may be approved in phases per platting approval. The Director of Development Services or his/her designee is authorized to administratively approve modifications to the locations of the trail system during the platting stage or the permitting stage.

- C. Two pocket parks with a minimum of 1.5± acres and 0.5± acre shall be provided in addition to the greenbelt and linear park areas that contain a minimum 20± acres and 8± acres respectively pursuant to subsection 9(A) above.
- D. A private amenity center facility shall be provided as part of the development. The amenity center facility shall include, at a minimum, a pool, bathroom facilities, guest parking, and associated improvements.
- E. The greenbelt, linear park, and pocket parks shall be dedicated to the City and maintained by a homeowners' association, except as otherwise set forth in the Development Agreement.
- F. All plans and specifications for the construction of such amenities and improvements must be reviewed and approved by the Director of Neighborhood Services, or applicable designees. Developer shall financially guarantee the construction of the amenities and improvements, and the city must approve same, prior to the filing of a plat in the case of platted subdivision. Developer may receive credits against Park Fees as set forth in the Development Agreement.
- G. The trail system shall be accessible and open to the general public.
- H. All sidewalks shall be in accordance with Res. No. 2021-12-1077 Exhibit K.

- 9. Infrastructure Improvements: As shown on the Concept Plan the east/west right-of-way (R.O.W.) that traverses between the Commercial and Mixed-Use areas, between the US Highway 75 frontage road and future 90 foot R.O.W. minor arterial, shall be a minimum of 60 foot wide R.O.W. and constructed as a minor collector.

10. Phasing Requirement

- A. Prior to or concurrent with the approval of a final plat for any multiple-family residence development, a final plat for the following must be approved;

- i. Minimum of 30,000 square feet of office and/or hotel
- ii. Minimum of 10,000 square feet of retail and/or restaurant

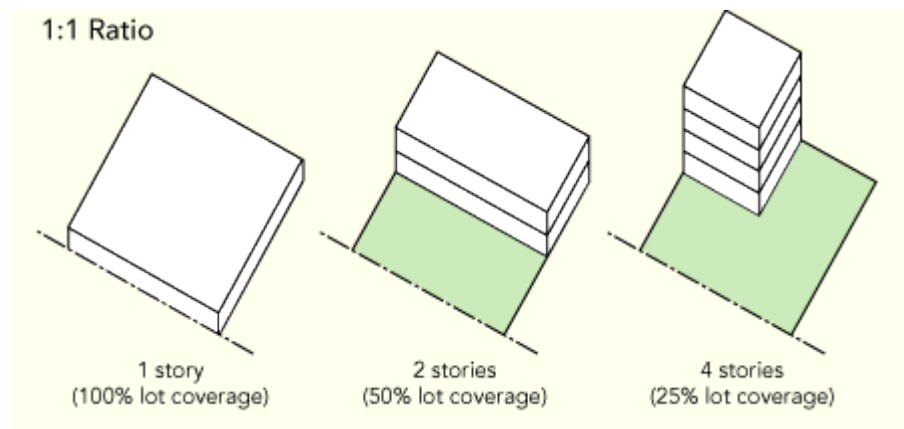
11. Private Improvements: Should a school site be needed and meet suitable School District requirements, Developer shall convey the School Site to AISD in accordance with this Agreement. Such conveyance may require that should construction of a school within the School Site not commence within ten (10) years from such conveyance, the School Site shall revert back to Developer.

ARTICLE 9.04 ZONING ORDINANCE

(For the purpose of this document Deletions of certain Zoning Ordinance and Landscape Regulation provisions that are not applicable are indicated in ~~striketrough~~ text and Additions or Changes (i.e., added or revised development standards that are in addition to or differ from the Zoning Ordinance and Landscape Regulations) are indicated with underlined **Green** text.)

1. Sec. 9.04.004 Definitions

Floor Area Ratio means the floor area of a main building or buildings on a lot, divided by the lot area. See Figure



2. Sec. 9.04.014 SF-Z Single-Family Residence District - Zero lot line homes

(d) Height and area regulations.

- (2) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 **2,125** square feet per dwelling unit.

3. **Sec. 9.04.015 SF-TH Townhome District**

(d) Height and area regulations.

- (2) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 2,125 square feet per dwelling unit.

~~(g) Miscellaneous provisions.~~

- ~~(1) Rear entry off-street parking shall be provided for all uses established in this zone.~~
- ~~(2) Site plan approval shall be required prior to development.~~

4. **Sec. 9.04.020 MF-2 Multiple-Family Residential – High Density**

I Parking regulations. ~~Two off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other~~ Off-street parking spaces regulations are set forth in [section 9.04.037](#).

5. **Sec. 9.04.034 Supplementary district regulations**

(e) Residential architectural standards.

(2) Roofs.

(A) Except for porch roofs and shed roofs, overall pitched roofs shall have a minimum slope of 6" 8'x 12" (~~six~~ eight inches vertical rise for every 12 inches horizontal run), secondary roof pitch minimum 5" x 12" (five inches vertical rise for every 12 inches horizontal run) with both having and shall have an overhang at least 1' (one foot) beyond the building wall; however, the overhang shall not encroach into a setback more than one foot. Porch roofs and shed roofs must have a minimum pitch of 4" x 12".

(B) Roofing materials in all residential districts may only consist of architectural asphalt shingles (including laminated dimensional shingles), ~~clay and concrete tile, metal shingles, mineral-surfaced row roofing, slate and slate-type shingles, wood shingles, wood~~

~~shakes or an equivalent or better product as compared with said materials. Should architectural shingles be used as roofing material, said shingles shall be accompanied with a minimum 2530-year warranty. Under no circumstance shall three-tab shingles be used as roofing material.~~

(C) A minimum of three (3) variations in roof planes are required which cannot repeat for a distance of five (5) lots.

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

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

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

(C) The use of both stone and brick on the front elevations with a minimum of ten percent coverage of one of the elements.

(D) Front covered porch of at least 50-100 square feet.

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

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

(G) Eight (8) foot front door.

(H) Three (3) different window sizes on the front elevation.

(I) Three (3) car garage.

(J) A minimum of one dormer located on the front elevation.

- (K) A minimum one bay window of 24-inch projection located on the front elevation.

6. Sec. 9.04.037 Parking space regulations

(a) Automobile parking space regulations. Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise, off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

- (1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

Dwellings, multifamily	2 per dwelling unit <u>1 space per each one (1) bedroom unit</u> <u>2 spaces per each unit containing two (2) bedrooms or more.</u> <u>1 space per each one (1) bedroom unit for Senior Housing/Age Restricted</u>	75% <u>50%</u> of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
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4. APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

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

	SF-10.5	SF-84	SF-72	SF-60	SF-Z	SF-TH	MF-2
Maximum Height (feet)	35	35	35	35	35	35 <u>45</u>	45 <u>70</u>
Side Yard, Interior (feet) ³	8-(e) <u>7</u>	10 <u>6</u>	(e) <u>6</u>	(e) <u>5</u>	(b) <u>5</u> ¹	(b) <u>10</u>	10

Side Yard, Corner Lot, Street Side (feet)	15	15	15	15	15	15	15
Rear Yard (feet)	25	25	25 <u>20</u>	25 <u>20</u>	25 <u>20</u>	25 <u>20</u>	25
Front Yard (feet) ⁴	25	25	25	25	20 <u>10</u>	20 <u>10</u>	25
Lot Area (feet)	10,500	8,400	7,200	6,000	6,000 <u>2,125</u>	2,700 <u>2,125</u> per unit	5,000
Min. Lot Width (feet)	80	70	60	50	25	25	50
Min. Lot Depth (feet) ²	120 <u>130</u>	120 <u>130</u>	120	120	100 <u>85</u>	160 <u>85</u>	120
Max. Lot Coverage (%)	40% <u>50%</u>	35% <u>50%</u>	40% <u>55%</u>	45% <u>55%</u>	50% <u>65%</u>	60% <u>65%</u>	40%
Building Size (square feet)	2,200	2,000 <u>2,200</u>	1,800	1,600 <u>1,800</u>	1,200	900	none
Min. Masonry (%)	80%	80%	80%	80%	80%	80%	80%

~~(b) 14 feet between ends of buildings.~~

¹ For SF-Z, Variations to side yard minimum allowed between 0' and 10' as long as 10' building separation is maintained between homes.

² 20% reduction to minimum depths allowed at knuckles and cul-de-sacs as long as minimum square footage is met

³ Where adjacent to HOA lot along interior residential primary streets, side yard would be considered "interior"

⁴ Sidewalks (as generally shown on the Res. No. 2021-12-1077 Exhibit K Parks, Trails and Connectivity Plan Map and as may be modified at time of final plat) shall be 5' minimum width and generally only located on one side of interior residential streets. For lots that have a 25' front yard setback, the front yard setbacks can be reduced by 5' on lots opposite the interior residential sidewalks. Example: a 25' front building setback on the sidewalk-side can be reduced to 20' on the non-sidewalk side.

⁵ All residential buildings, shall be constructed in such manner to include masonry construction covering at least eighty percent (80%) of the total exterior walls, excluding doors, windows and box outs. Masonry materials consist of brick, brick veneer, stone or stone veneer.

APPENDIX 2. SCHEDULE OF USES

1. Additional Prohibited Uses within the C-2 General Commercial District

- A. Educational, Institutional and Special Uses
- B. Transportation, Utility and Communications Uses
- C. Automobile and Related Services Uses
- D. Manufacturing, Storage and Warehousing Uses
- E. Convenience store
- F. Feed and farm supply
- G. Massage therapy facility
- H. Metal dealer, crafted precious
- I. Mortuary or funeral home
- J. Taxidermist

ARTICLE 9.06 LANDSCAPE REGULATIONS

1. **Sec. 9.06.006** Minimum landscaping requirements

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

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

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

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 7, 2022

Concept Plan: Crystal Park

Applicant: Bloomfield Homes, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Crystal Park, Concept Plan.

SUMMARY:

969 single-family residential detached lots on 391± acres located on the west side of U.S. Highway 75, 2,645± feet south of W. White Street. Zoned: Extraterritorial Jurisdiction (ETJ) and SF-E Single-Family Residential.

This concept plan is associated with the annexation and zoning request to allow a single-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 single-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

N

0

300

600

LINE	BEARING	DISTANCE
L1	N89°48'27"W	322.00'
L2	S1°32'33"W	93.00'
L3	S2°45'42"E	22.19'
L4	S4°42'42"W	362.07'
L5	N2°16'14"E	119.99'
L6	N0°45'11"W	357.30'
L7	N1°39'21"W	381.16'
L8	N87°21'59"W	29.55'
L9	N12°06'51"W	109.36'
L10	N6°52'41"W	258.10'
L11	N28°35'06"W	186.41'
L12	N14°05'23"W	170.86'
L13	N0°03'35"E	250.08'
L14	N2°44'20"E	254.07'
L15	S48°26'03"E	82.66'
L16	S87°30'05"E	84.40'
L17	S62°35'14"E	296.45'
L18	S41°10'03"E	157.79'
L19	S78°06'13"E	262.41'
L20	S55°39'45"E	144.29'
L21	S89°18'28"E	348.05'
L22	S21°37'21"E	346.53'
L23	S67°23'E	211.96'
L24	S37°50'05"E	88.02'
L25	S64°23'44"E	62.59'
L26	S42°35'09"E	246.54'
L27	S88°51'58"E	72.92'
L28	S61°26'53"E	164.75'
L29	S69°36'03"E	58.91'
L30	S17°13'17"E	15.78'
L31	S6°10'57"E	125.36'
L32	S53°17'57"E	61.31'
L33	S78°59'39"E	125.01'
L34	S80°01'26"E	234.63'
L35	S78°21'21"E	426.09'
L36	S80°54'25"E	239.90'
L37	S77°43'11"E	68.50'
L38	S71°14'49"E	42.49'
L39	S66°21'02"E	67.58'
L40	S55°56'20"E	73.51'
L41	N3°12'23"E	177.76'
L42	N42°44'08"W	131.40'
L43	N19°54'38"W	41.83'
L44	N3°33'44"W	30.38'
L45	N23°14'16"E	444.46'
L46	N24°17'36"E	387.15'
L47	N25°22'03"E	293.24'
L48	N24°23'10"E	419.41'
L49	S32°23'50"W	148.50'
L50	S0°10'25"E	150.17'
L51	S9°37'12"W	400.10'

TABLE 9

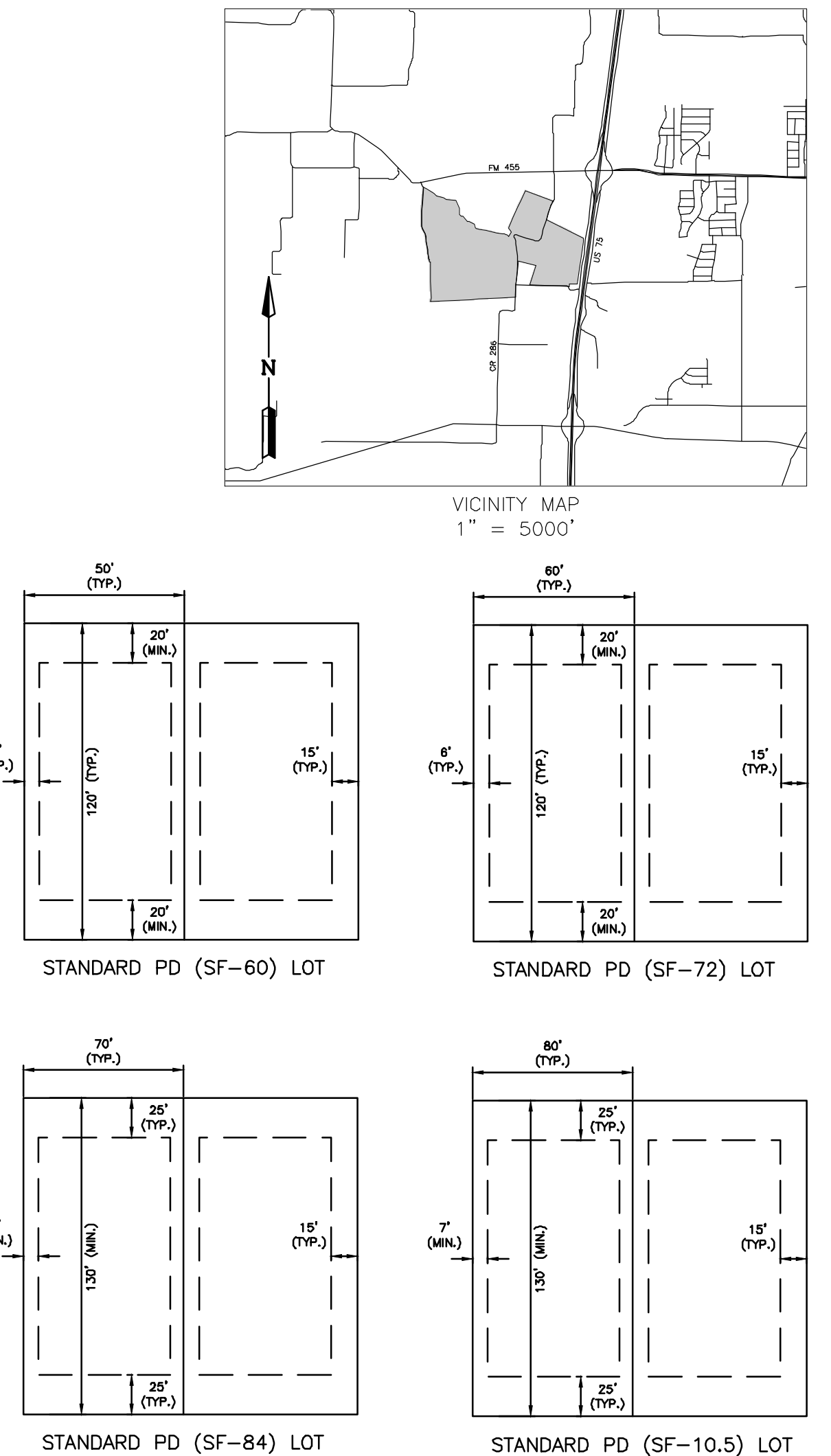
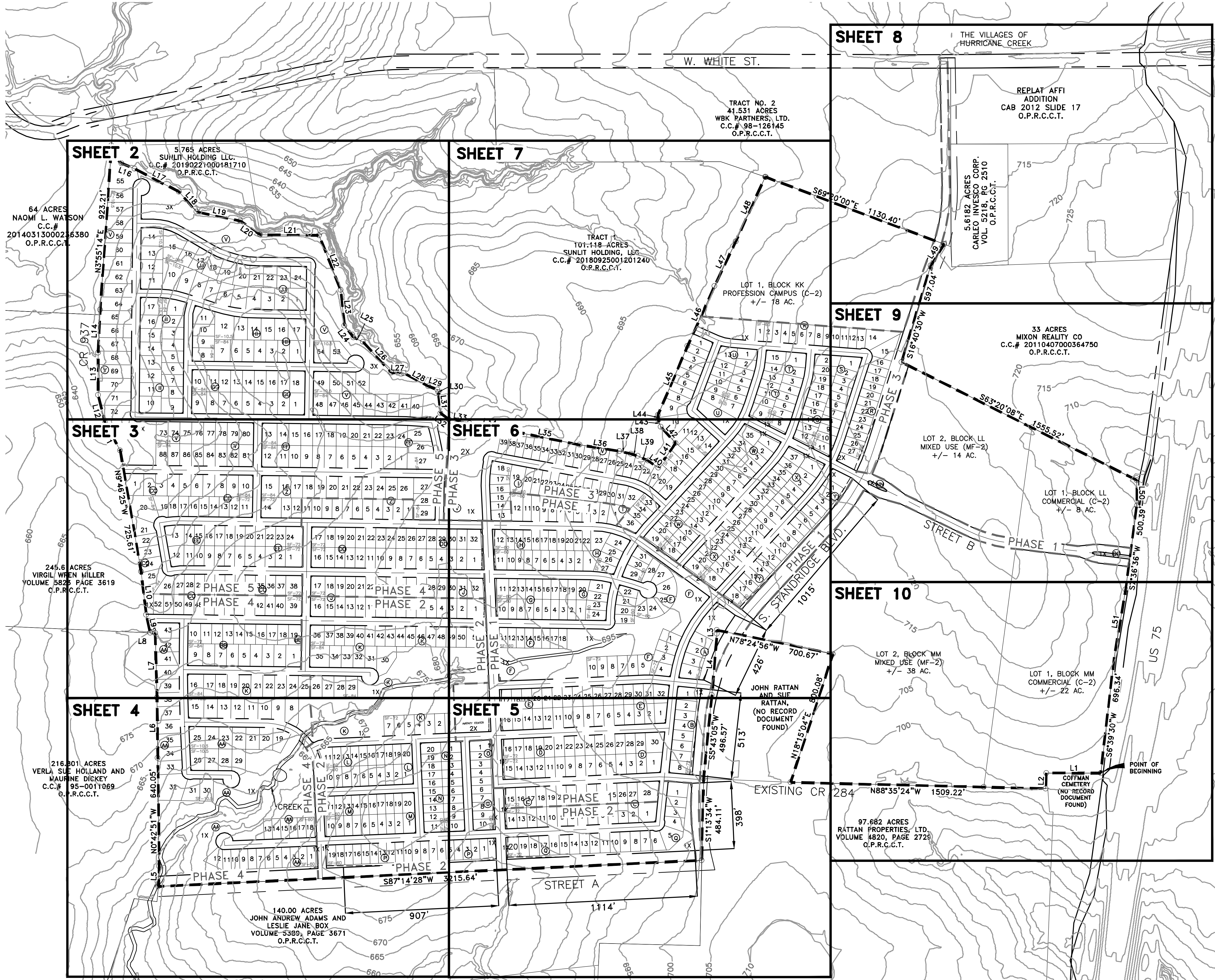
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

AGE	110 + 350-310	200 + 350-310	300 + 350-310	400 + 350-310	500 + 350-310
AD	100	120	140	160	180
AD	100	120	140	160	180
AD	100	120	140	160	180
AD	100	120	140	160	180

TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	-	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE

DESCRIPTION

APPROVAL DATE

1 02/09/22 1ST SUBMITTAL --

2 02/24/22 2ND SUBMITTAL --

3 02/25/22 3RD SUBMITTAL --

4

5

6

7

390.452 ACRES
OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

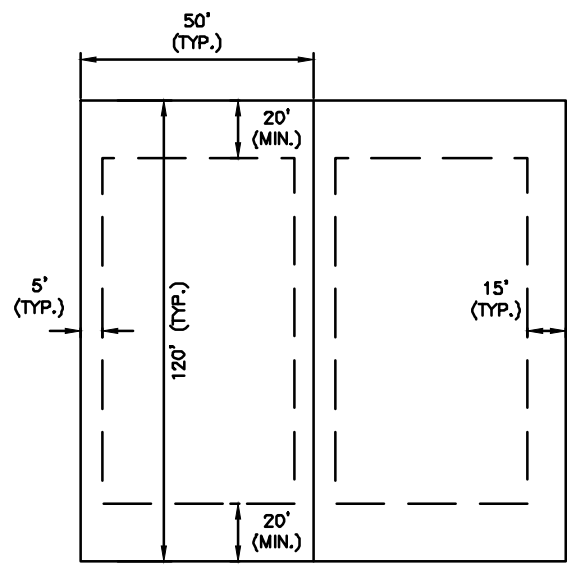
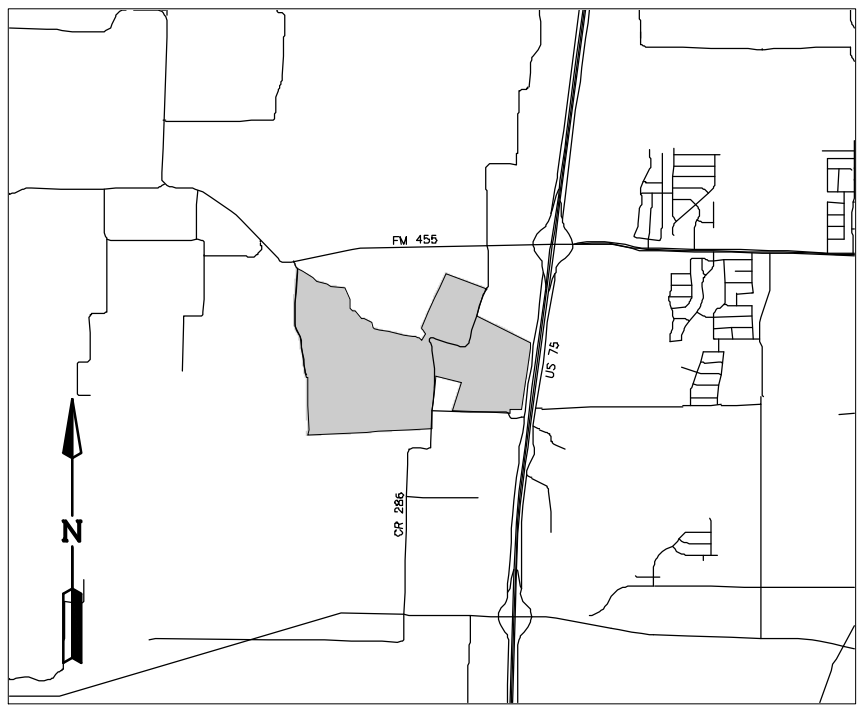
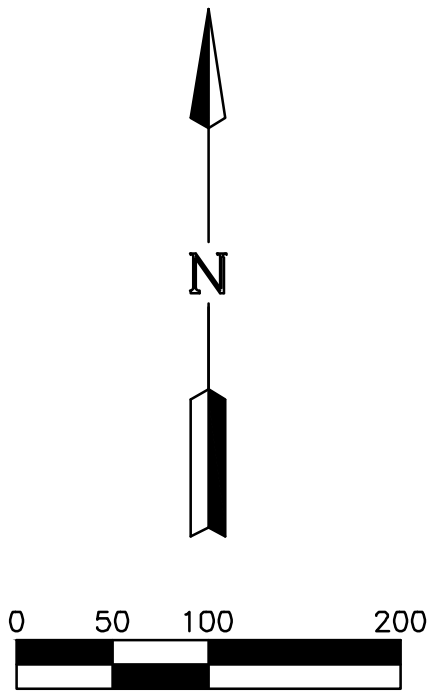
CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 300' FOR CONCEPT PURPOSES ONLY

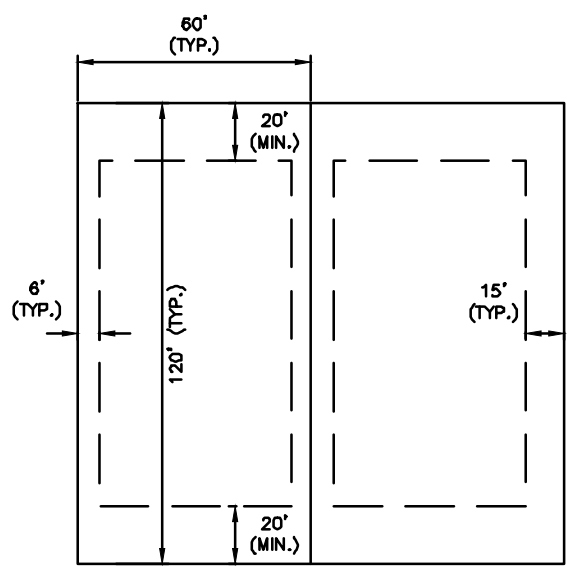
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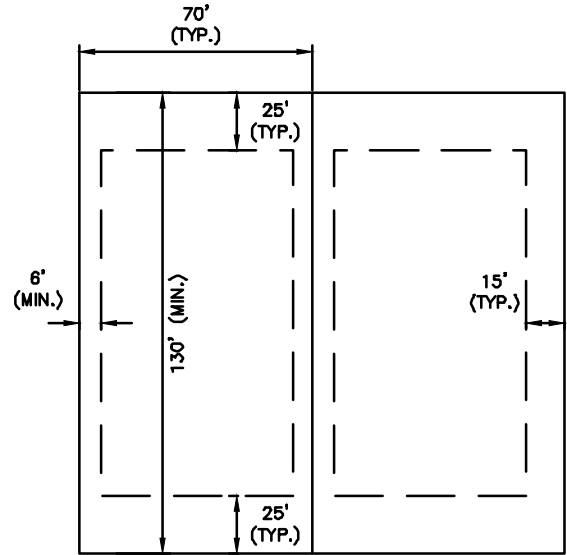
NTX080-0186 CRYSTAL PARK CONCEPT PLAN
SHEET 1 OF 12
PROJECT NO. 0186



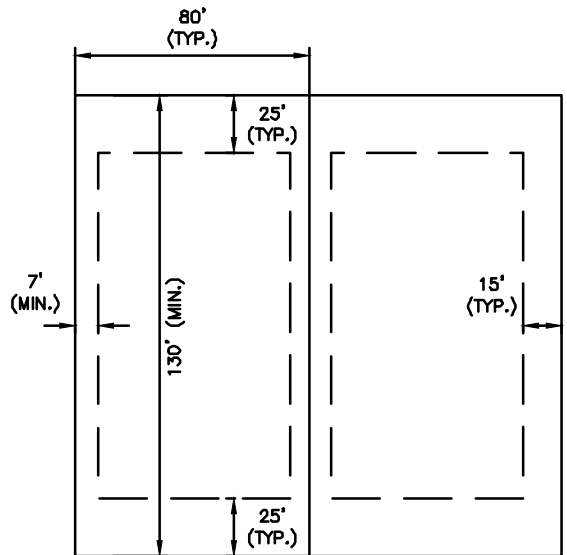
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

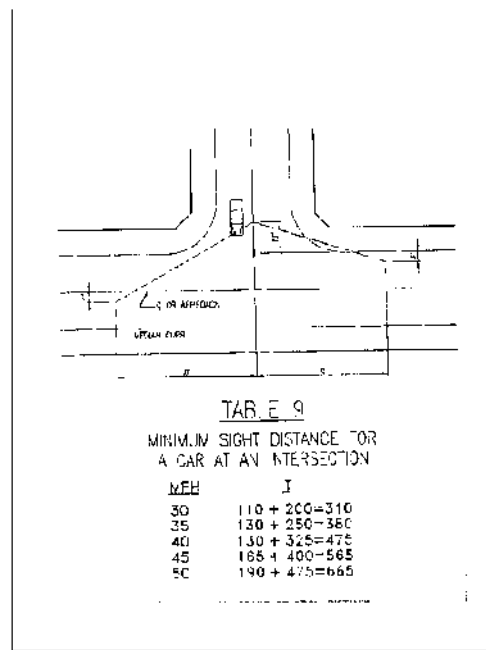


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

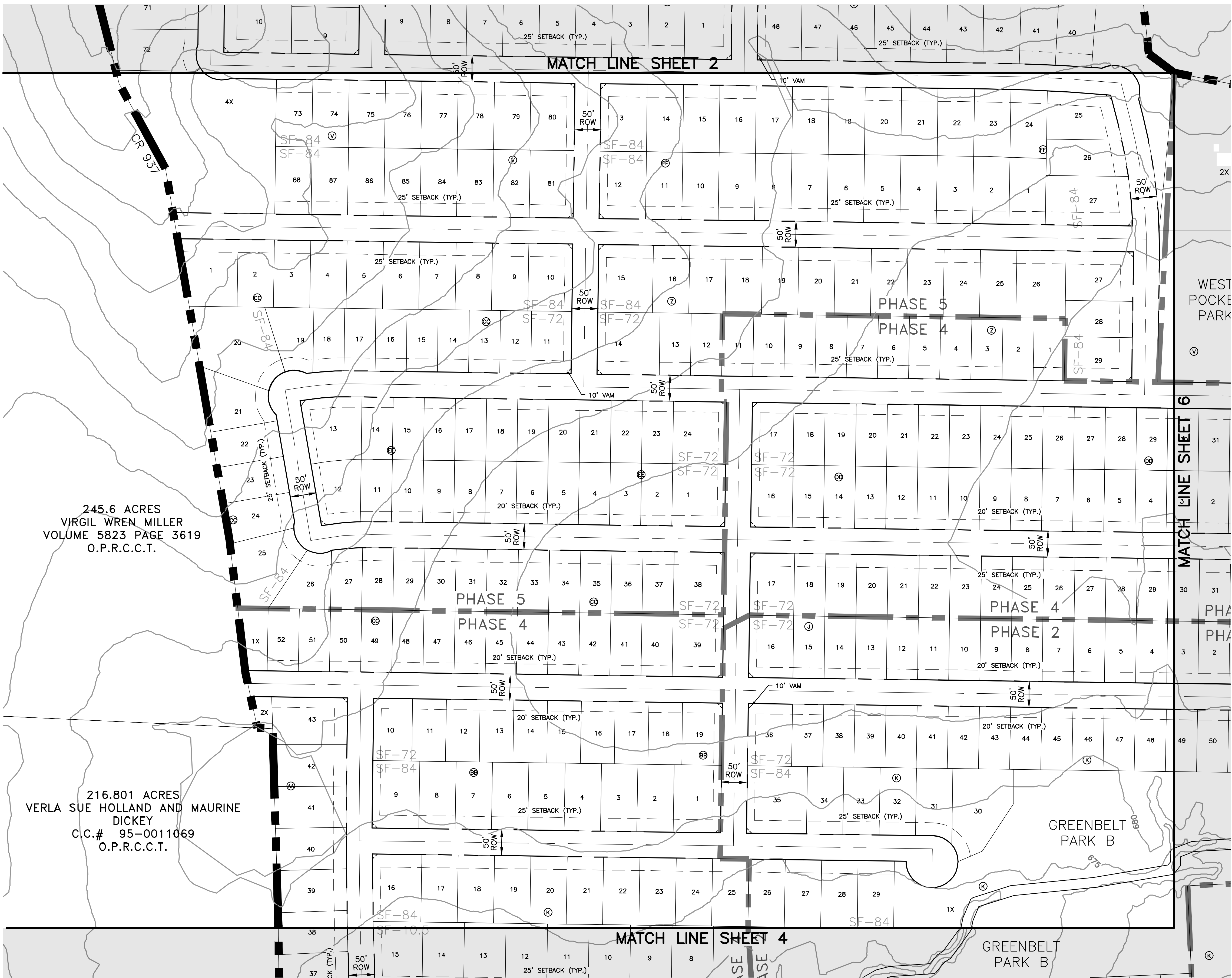
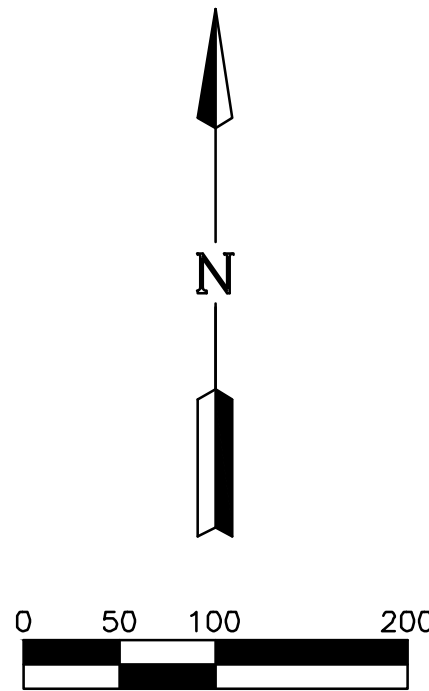
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

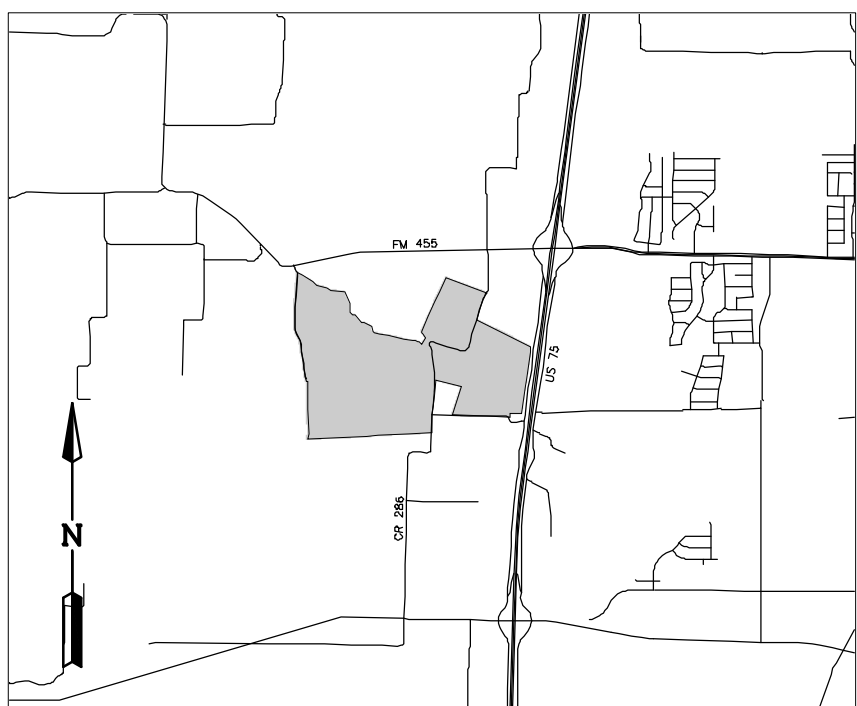
CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

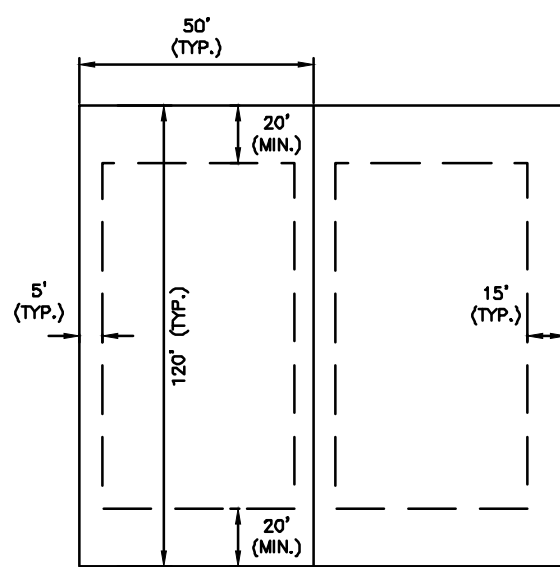


245.6 ACRES
VIRGIL WREN MILLER
VOLUME 5823 PAGE 3619
O.P.R.C.C.T.

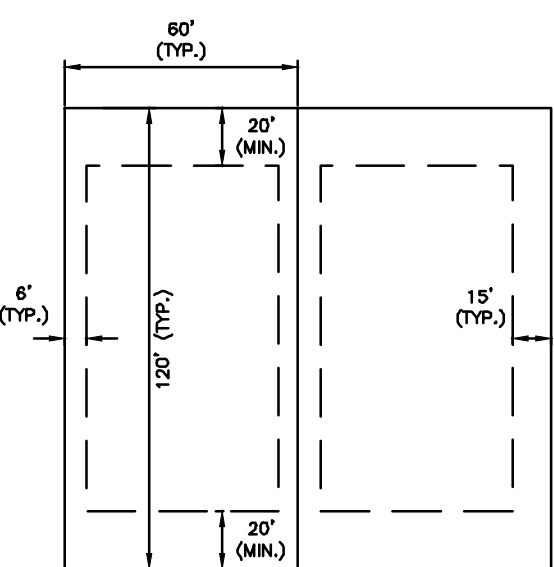
216.801 ACRES
VERLA SUE HOLLAND AND MAURINE
DICKEY
C.I.C.# 95-0011069
O.P.R.C.C.T.



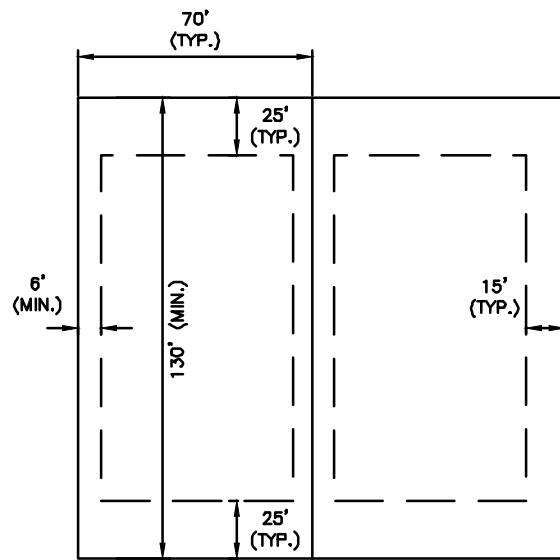
VICINITY MAP
1" = 5000'



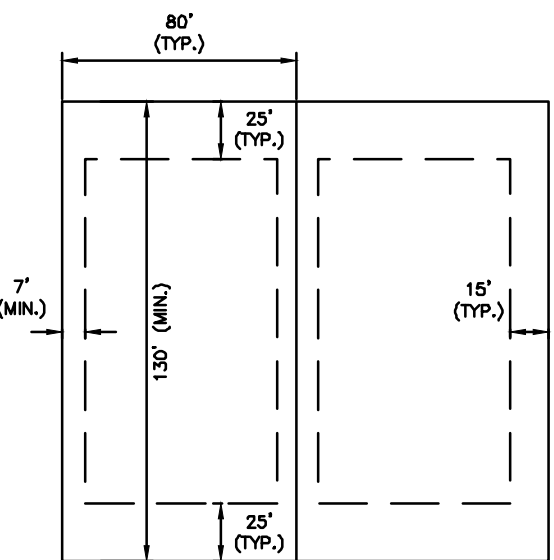
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

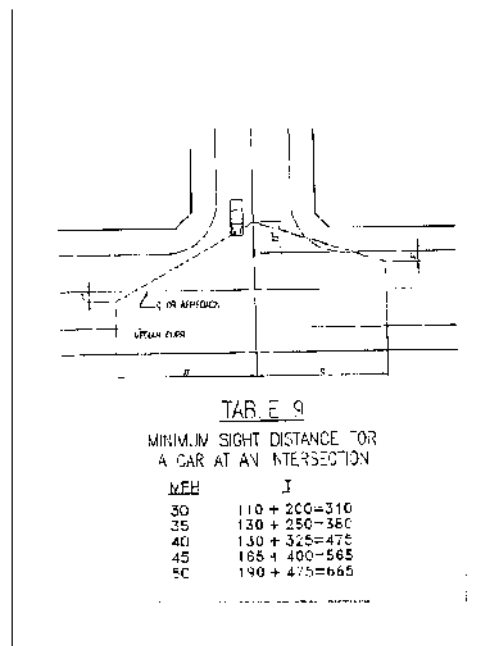


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW
GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.

CITY OF ANNA,
COLLIN COUNTY, TEXAS

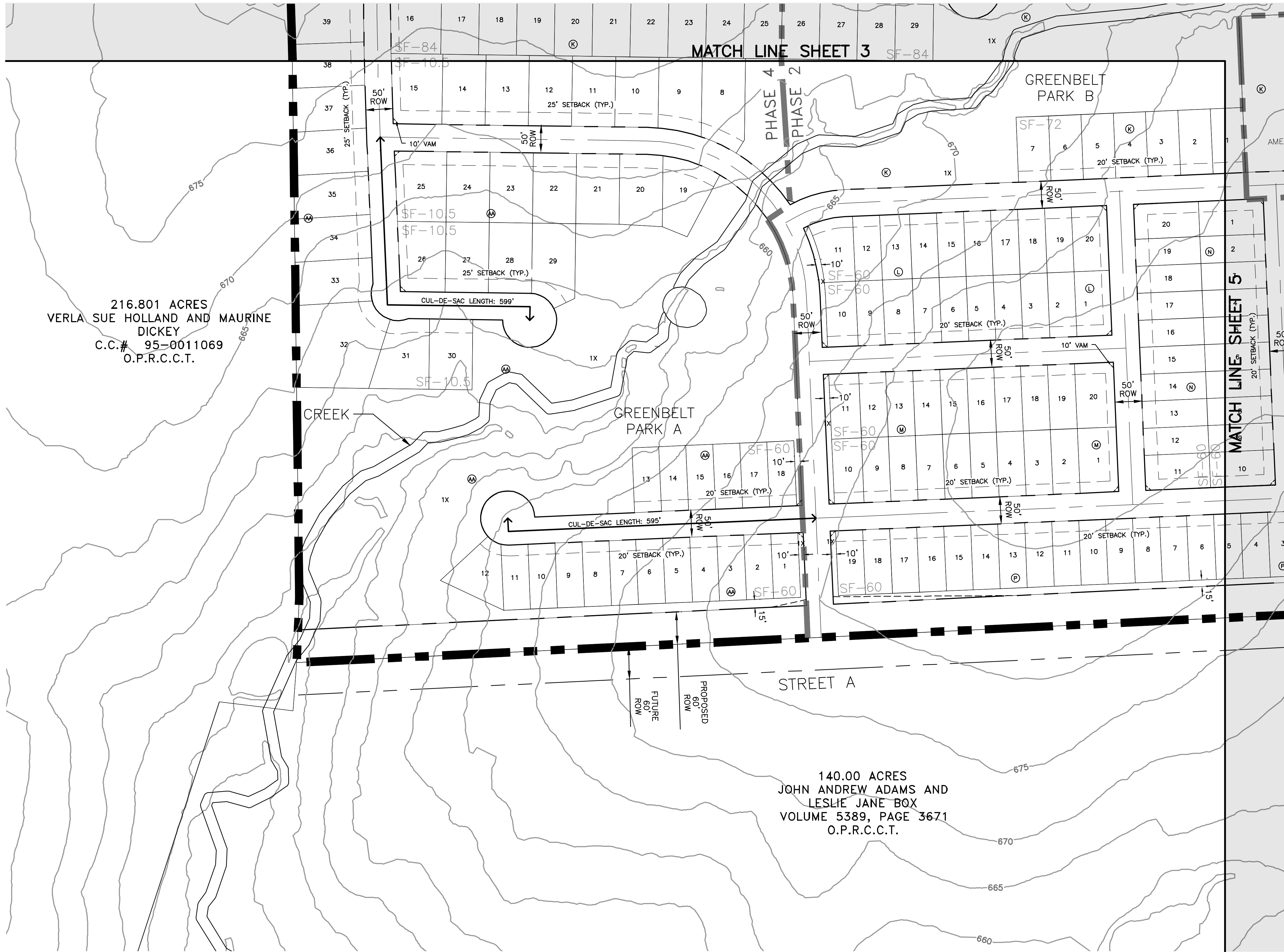
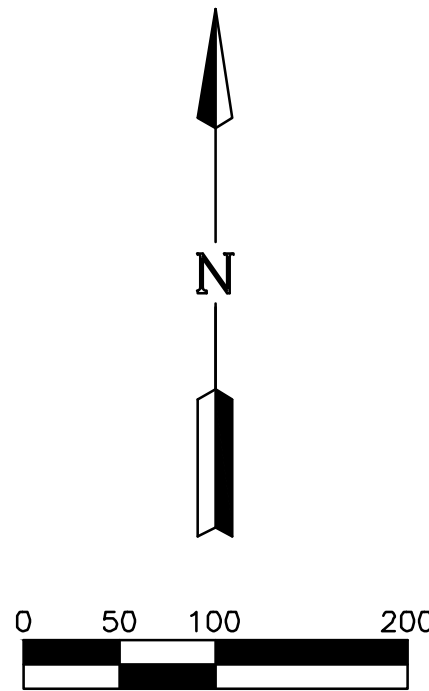
LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

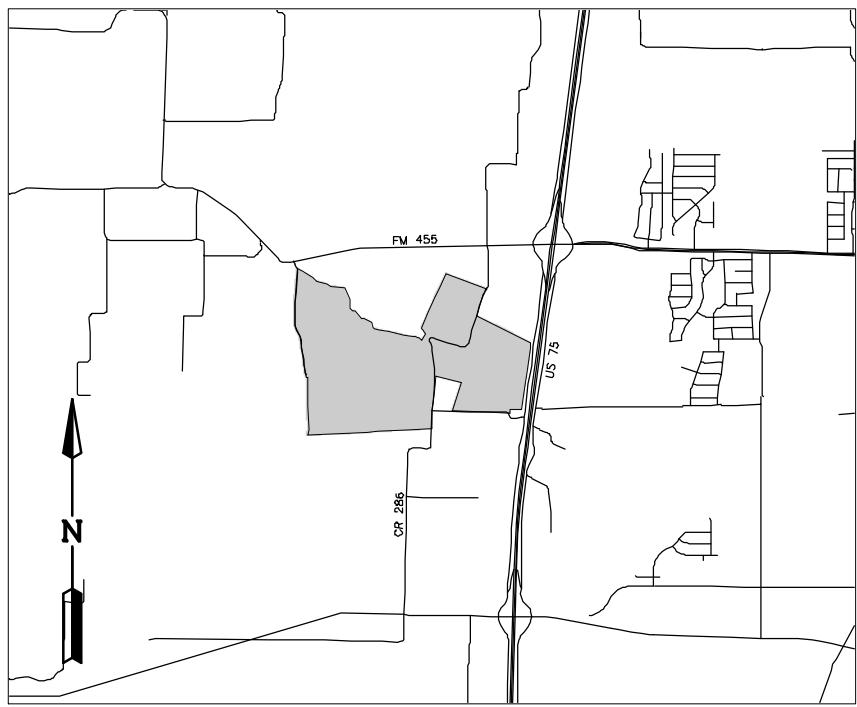


LJA ENGINEERING



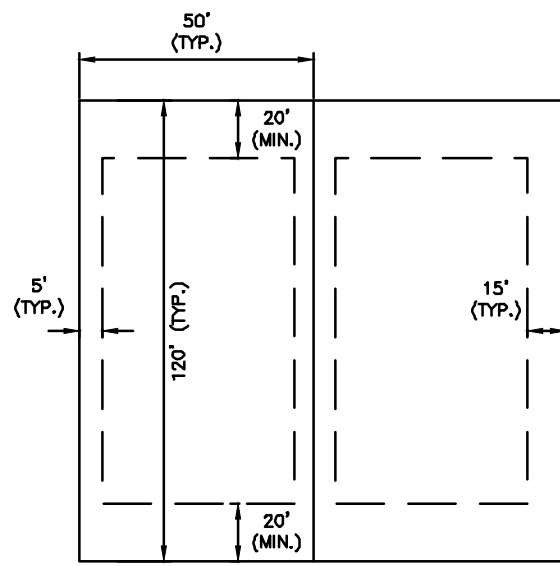
216.801 ACRES
VERLA SUE HOLLAND AND MAURINE
DICKEY
C.C.# 95-0011069
O.P.R.C.C.T.

140.00 ACRES
JOHN ANDREW ADAMS AND
LESLIE JANE BOX
VOLUME 5389, PAGE 3671
O.P.R.C.C.T.

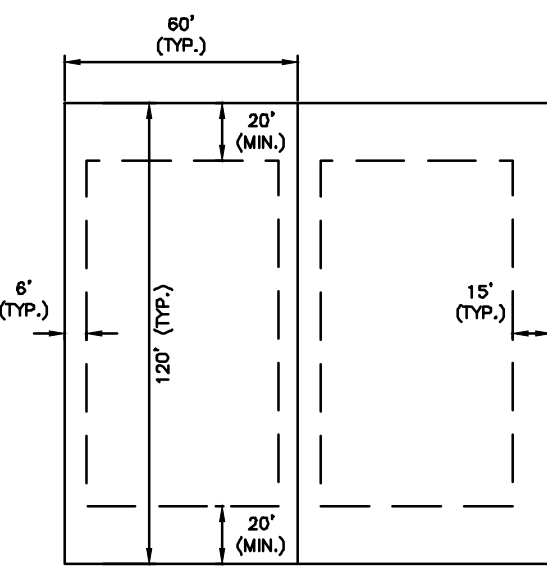


VICINITY MAP

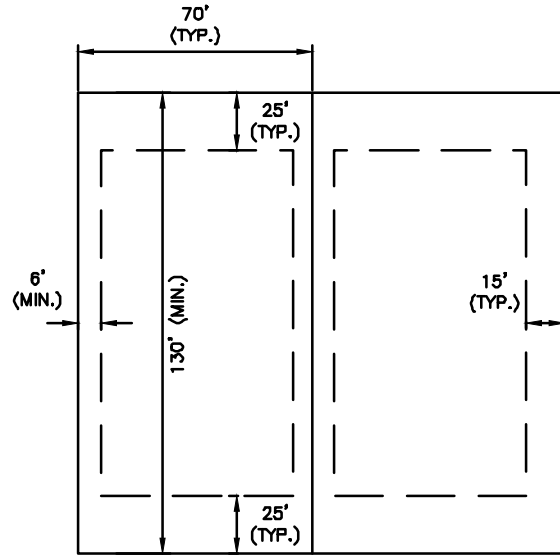
1" = 5000'



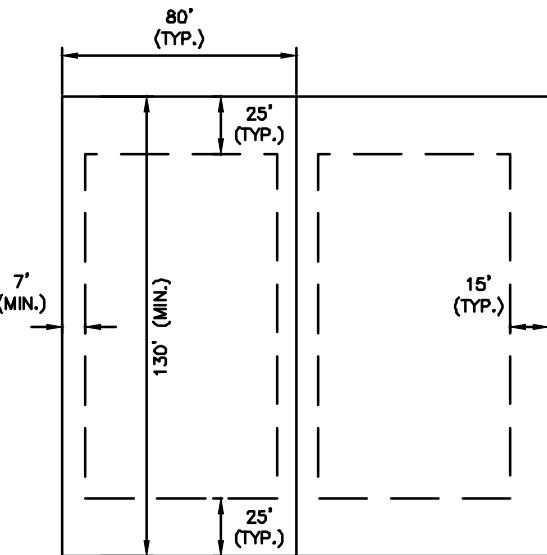
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

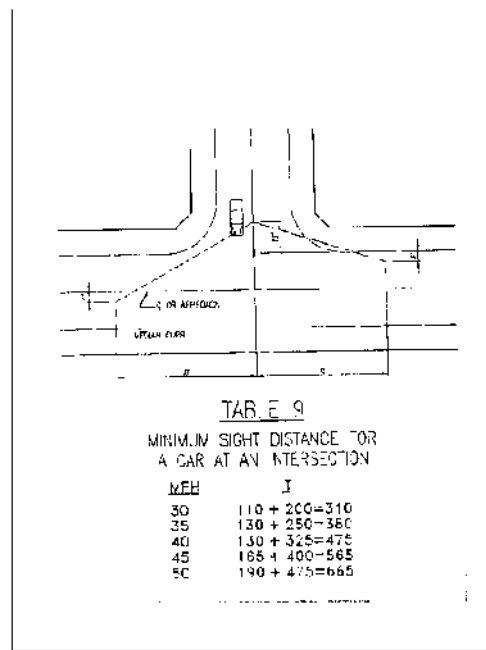


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
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TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE

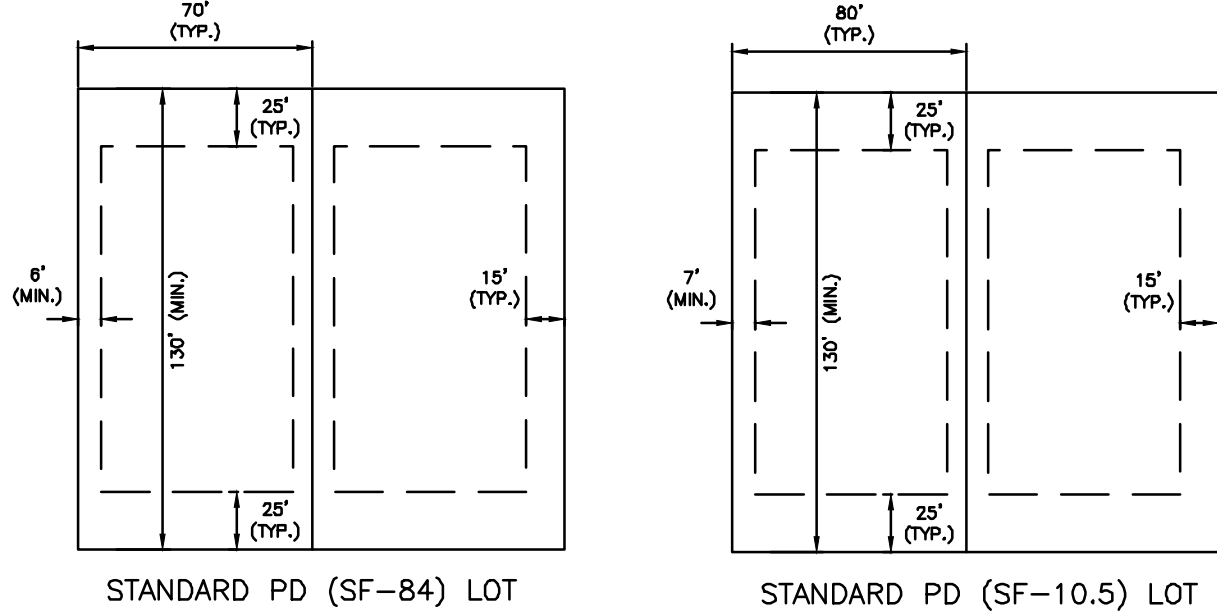
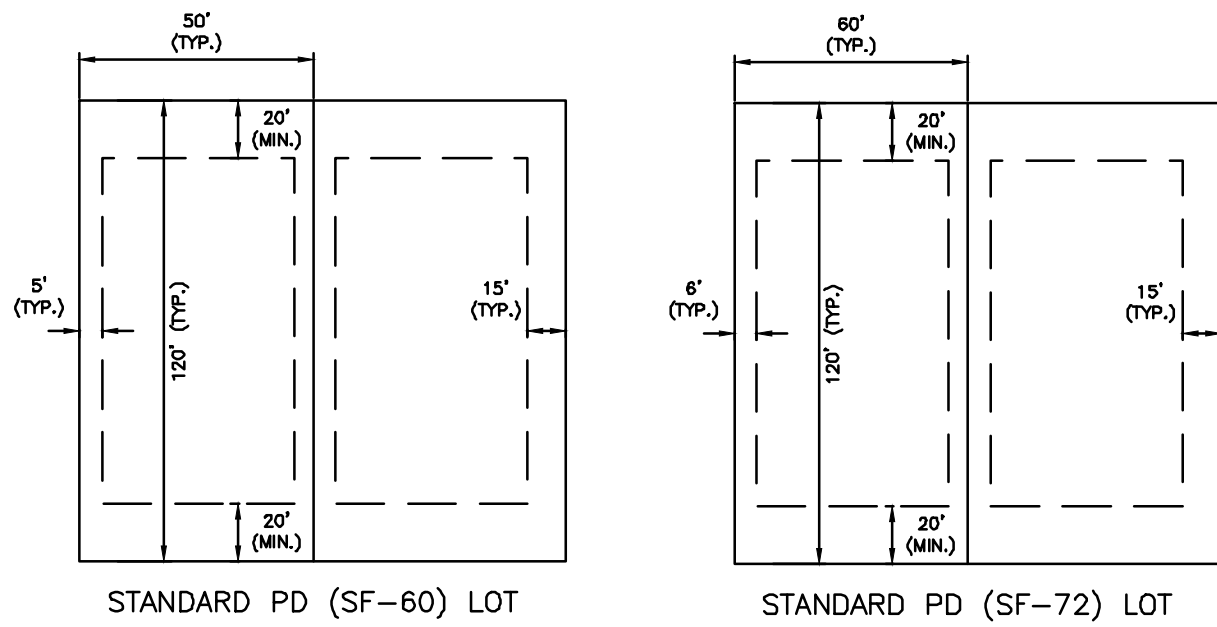
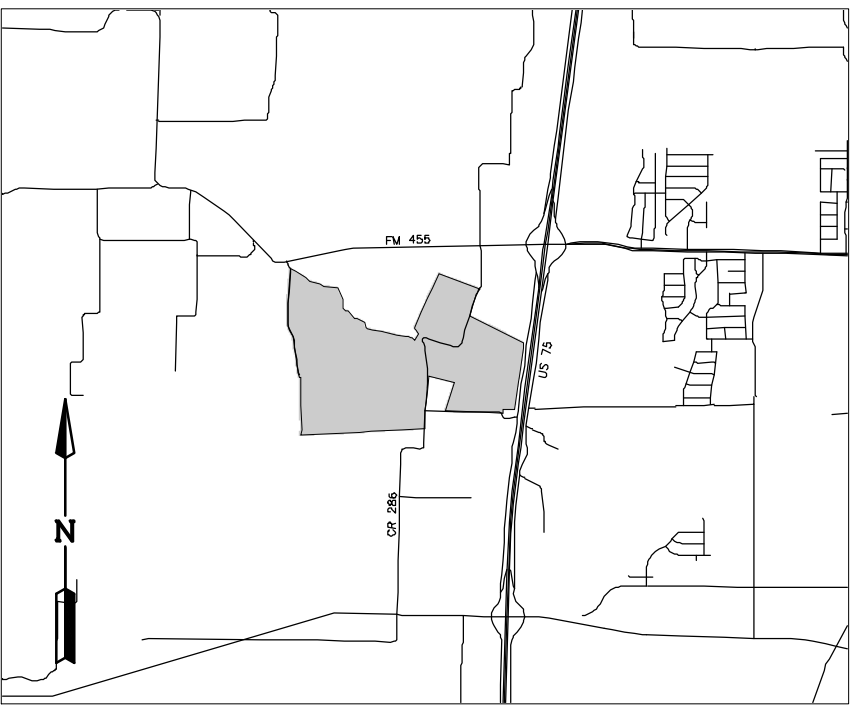
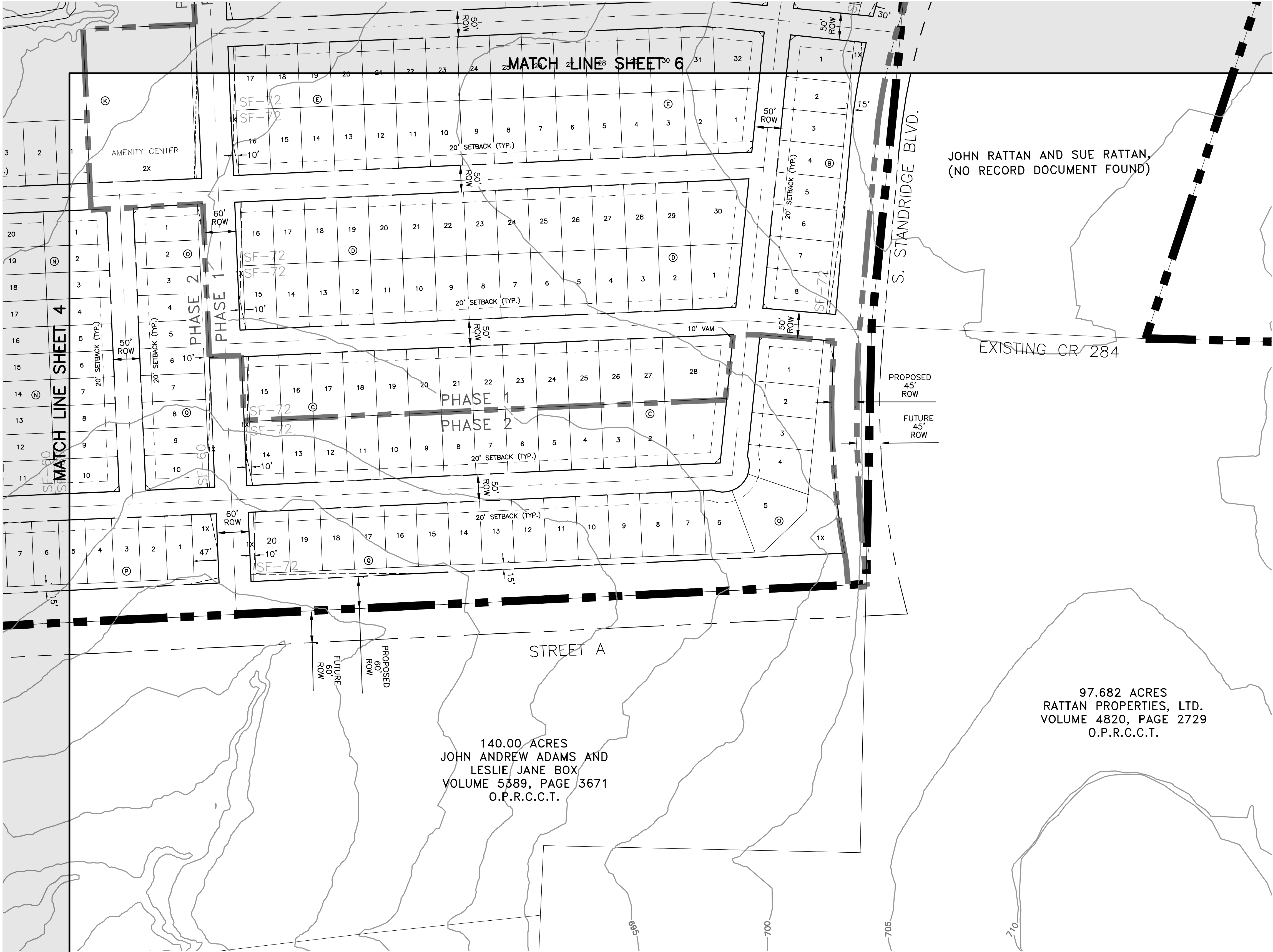
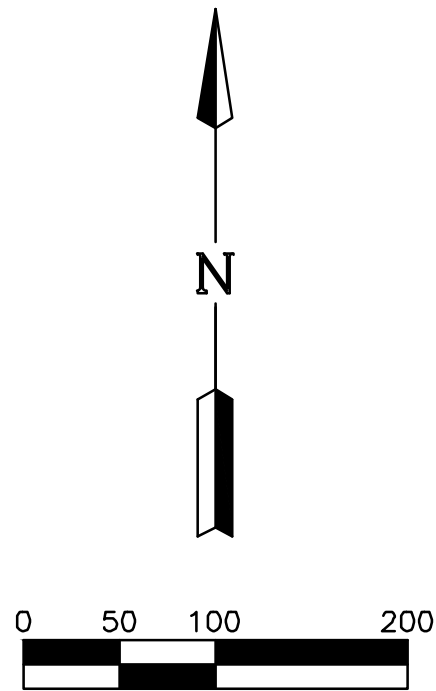
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
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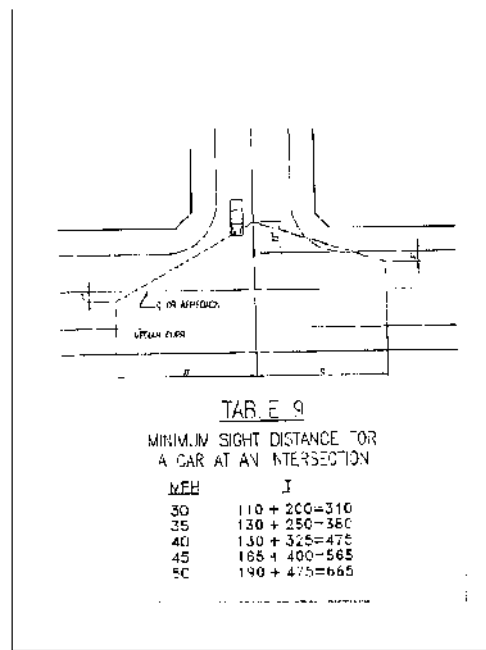
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
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7		

390.452 ACRES
OUT OF THE

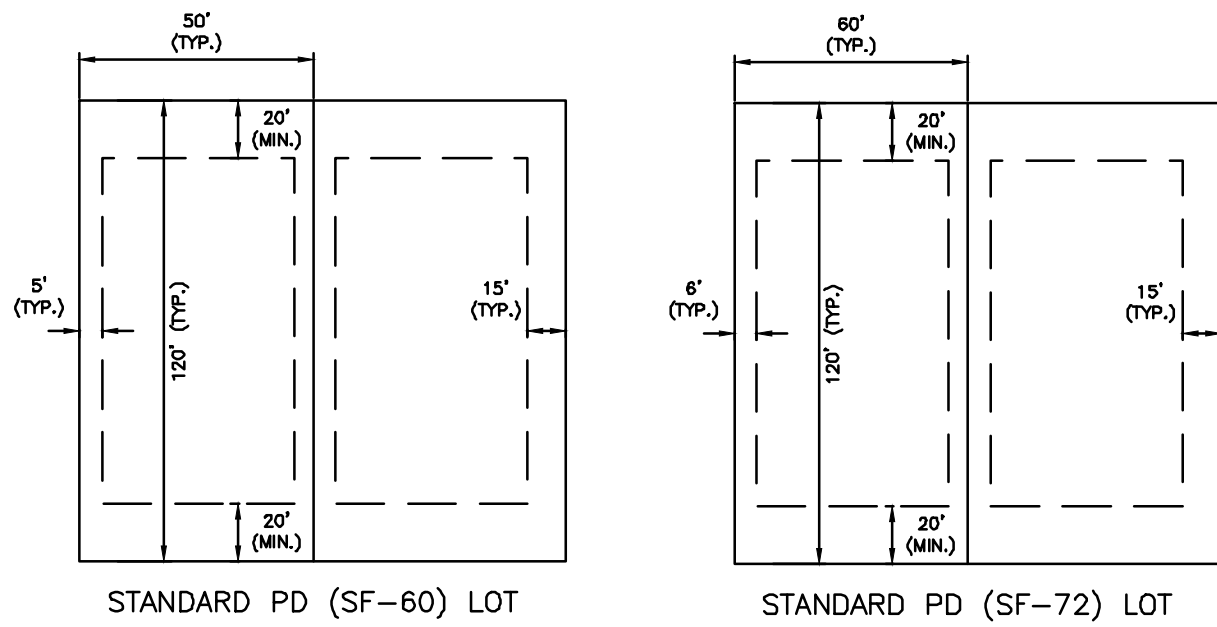
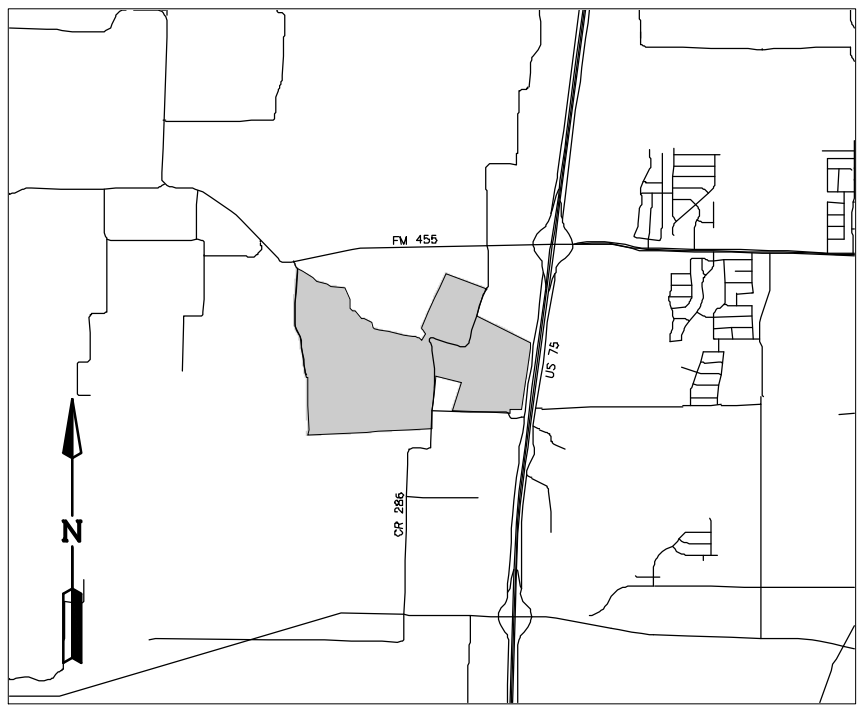
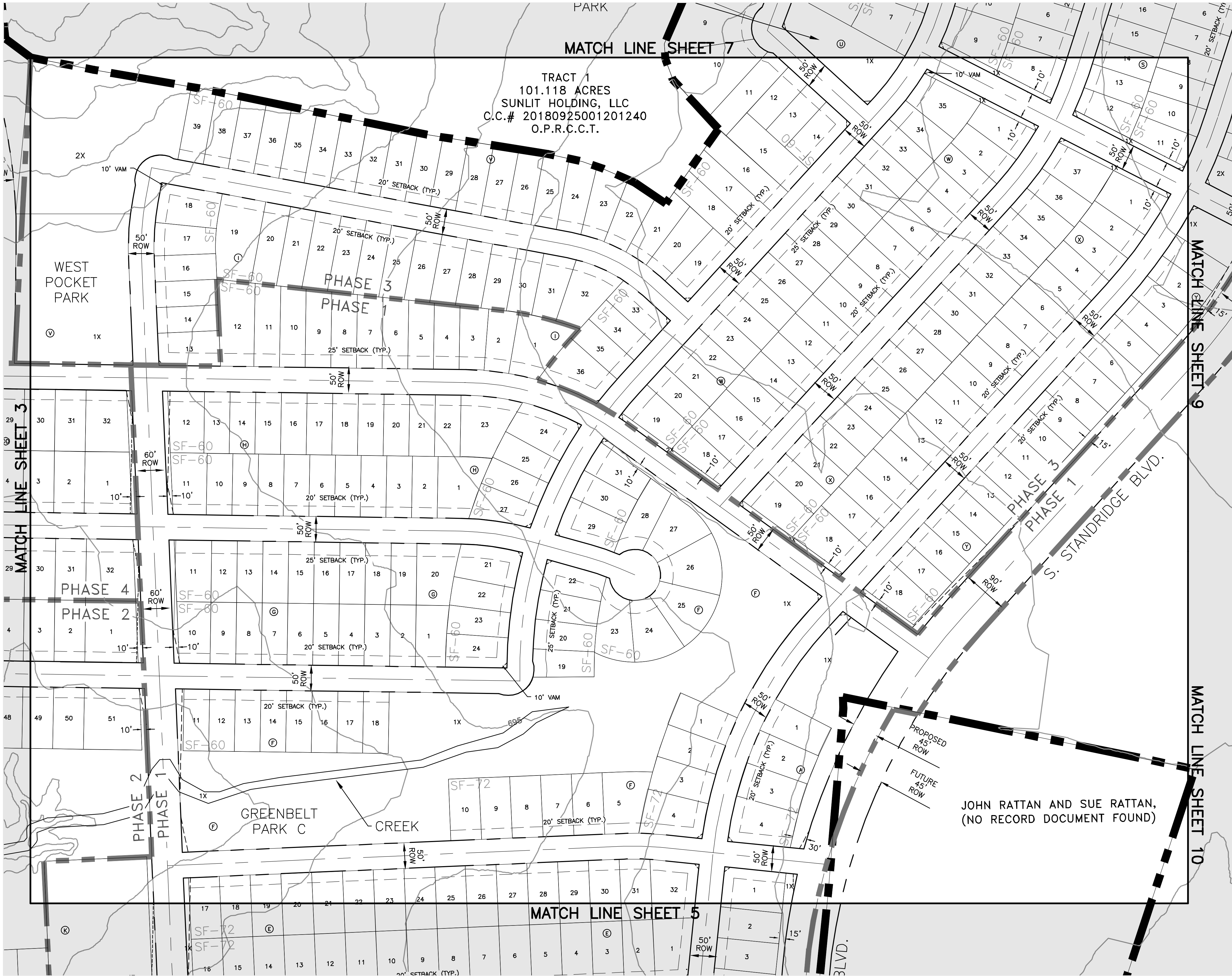
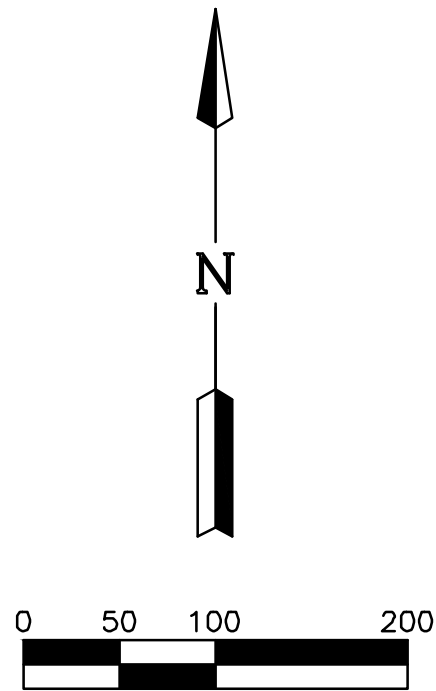
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CITY OF ANNA,
COLLIN COUNTY, TEXAS

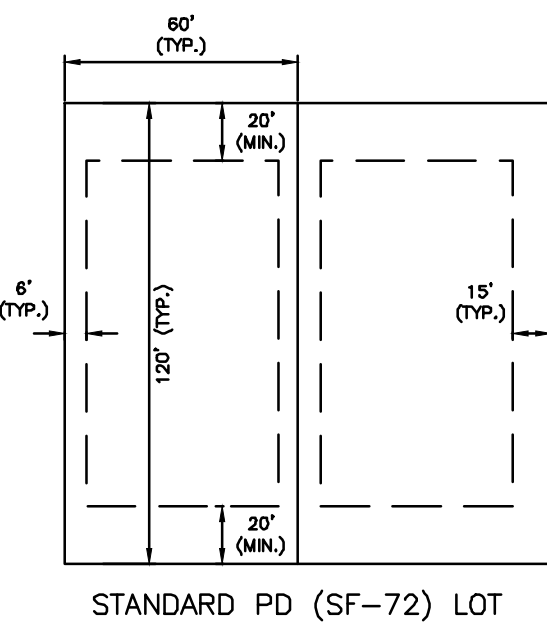
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CONCEPT PLAN
FOR
CRYSTAL PARK

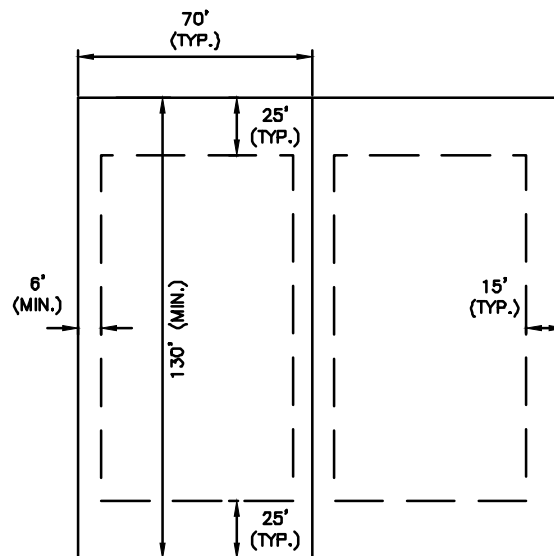
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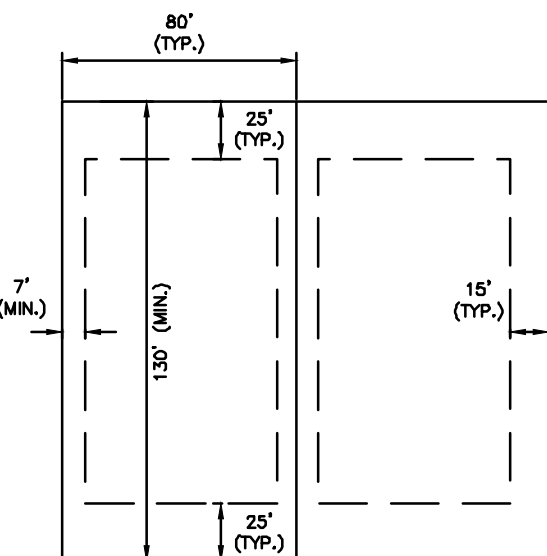
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

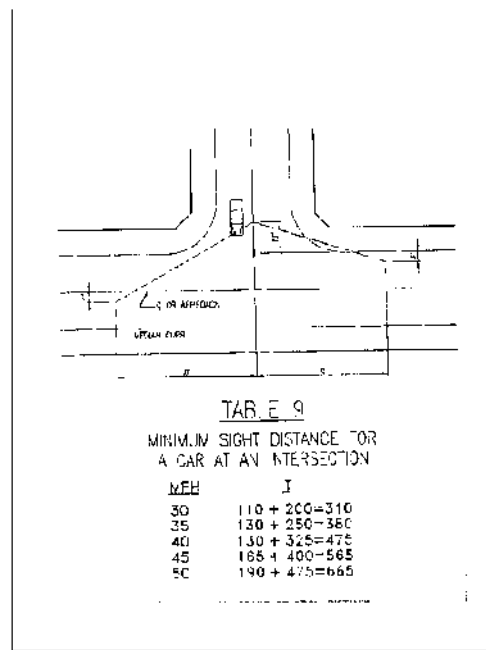


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
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SF-84 (70' x 130')	-	10	-	19	121	150
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TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
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390.452 ACRES
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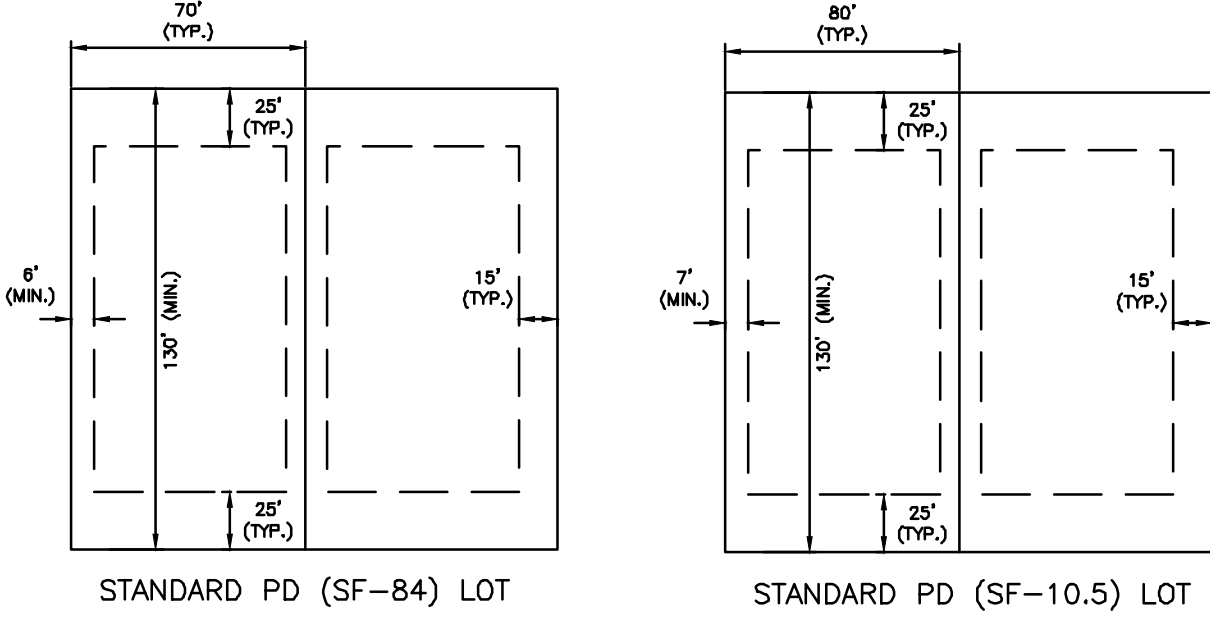
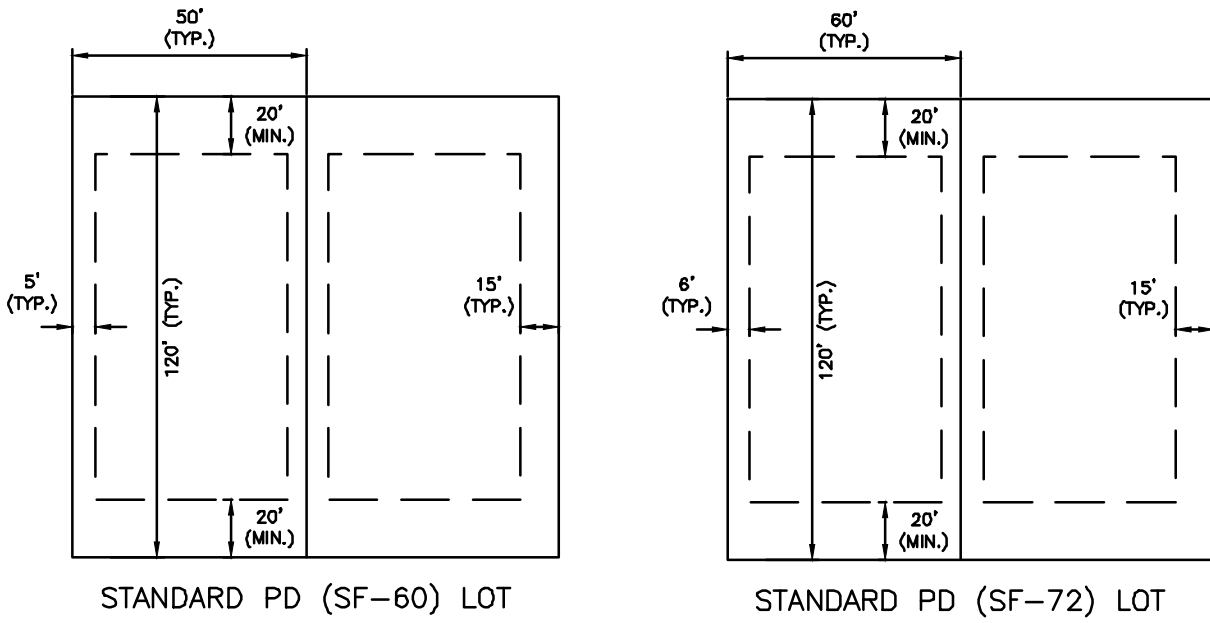
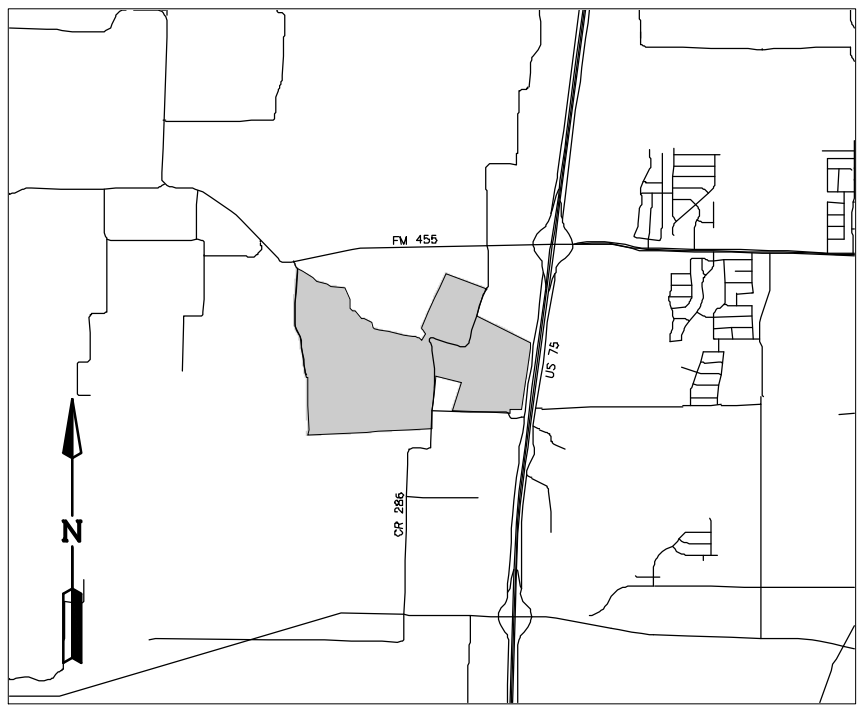
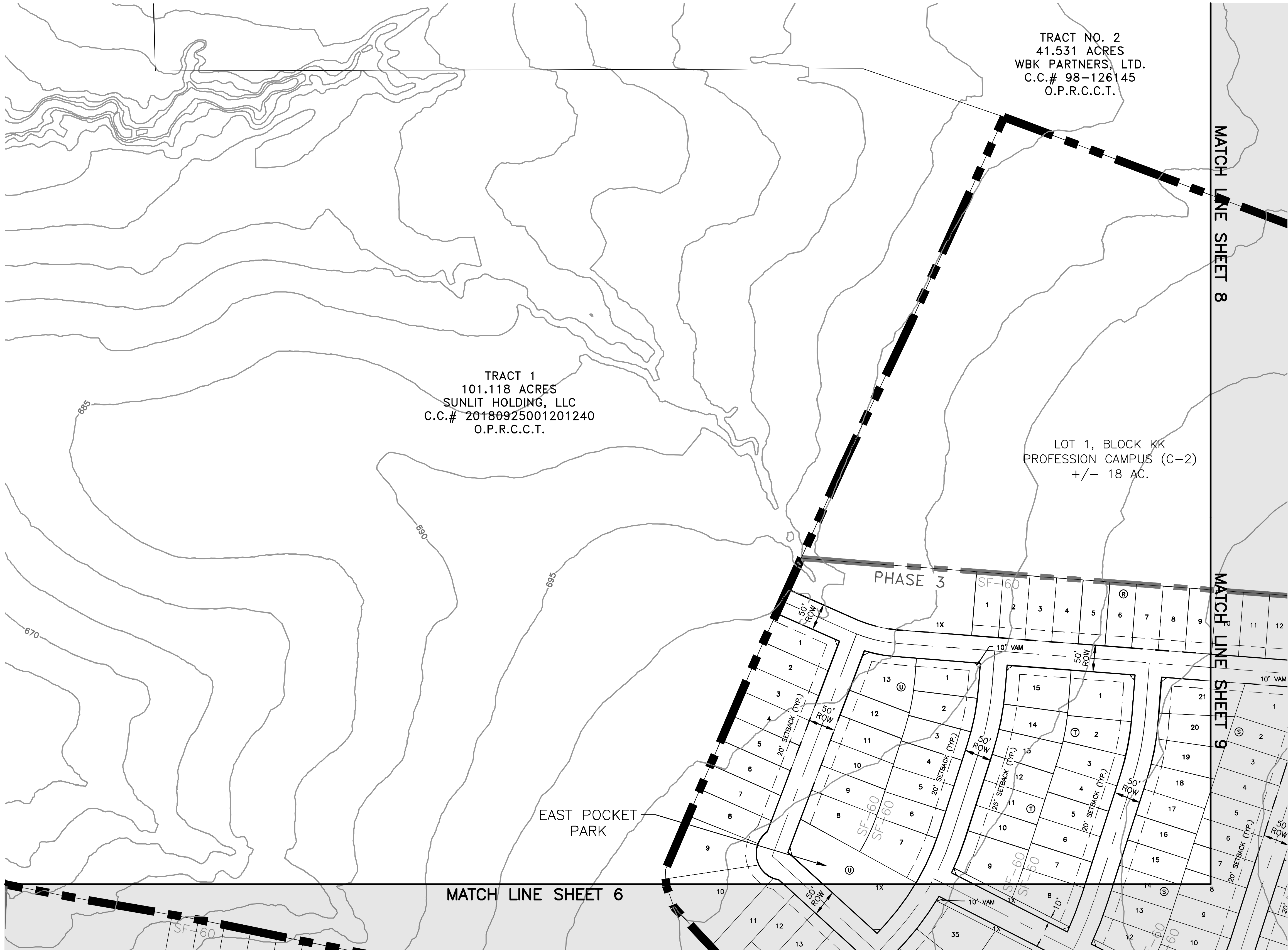
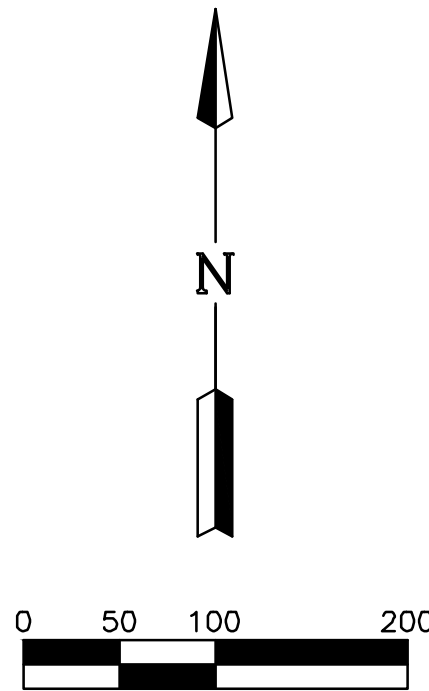
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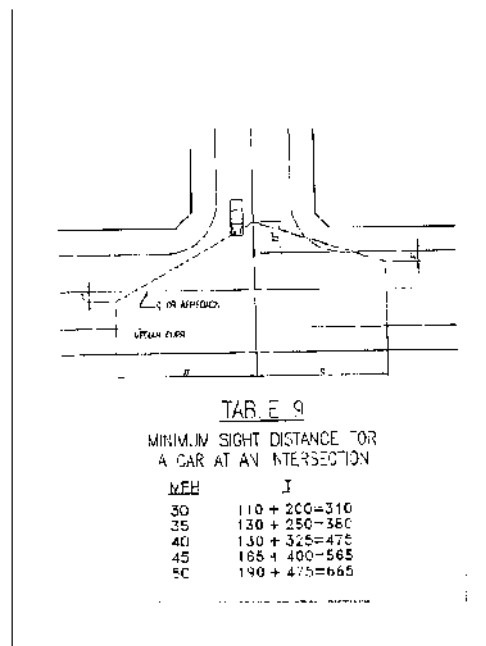
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
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Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
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Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
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Max. Lot Coverage (%)	50%	50%	55%	55%
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6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

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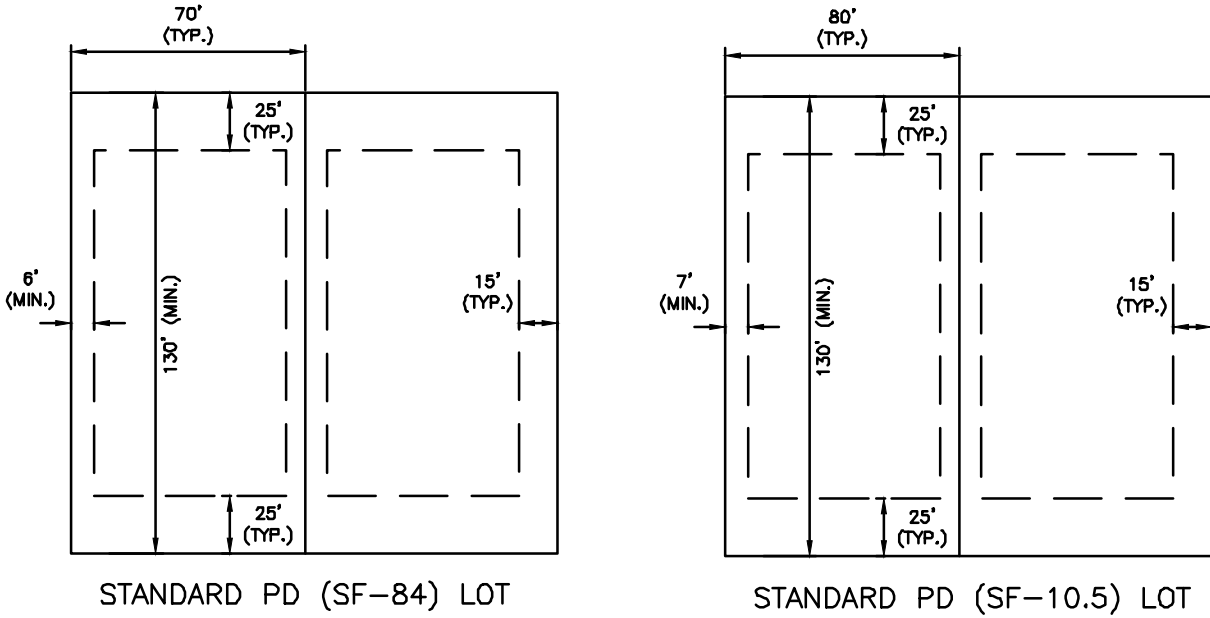
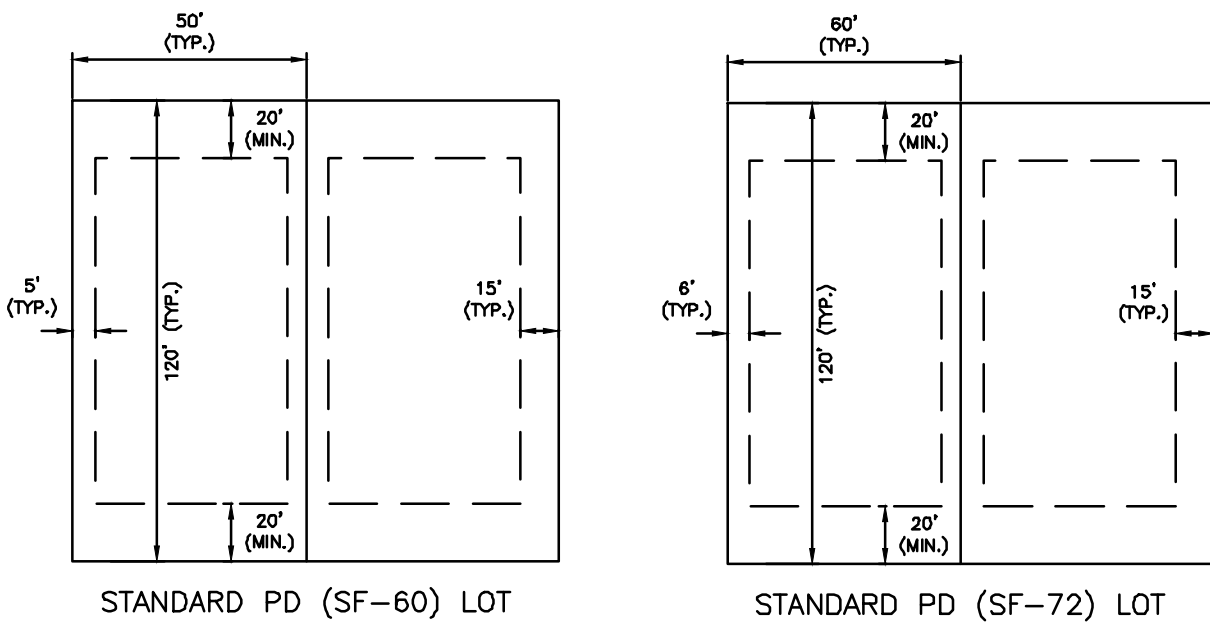
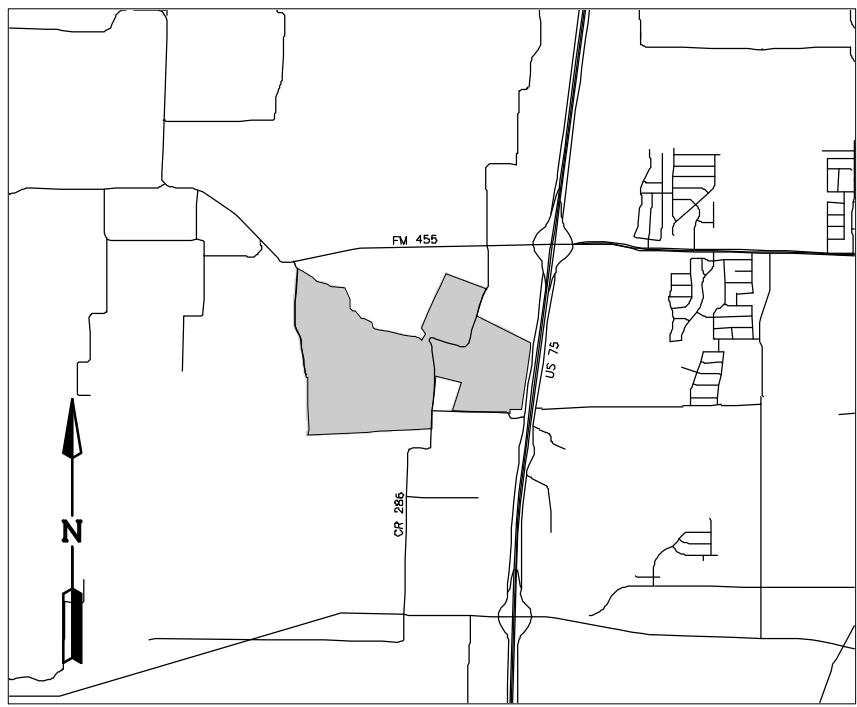
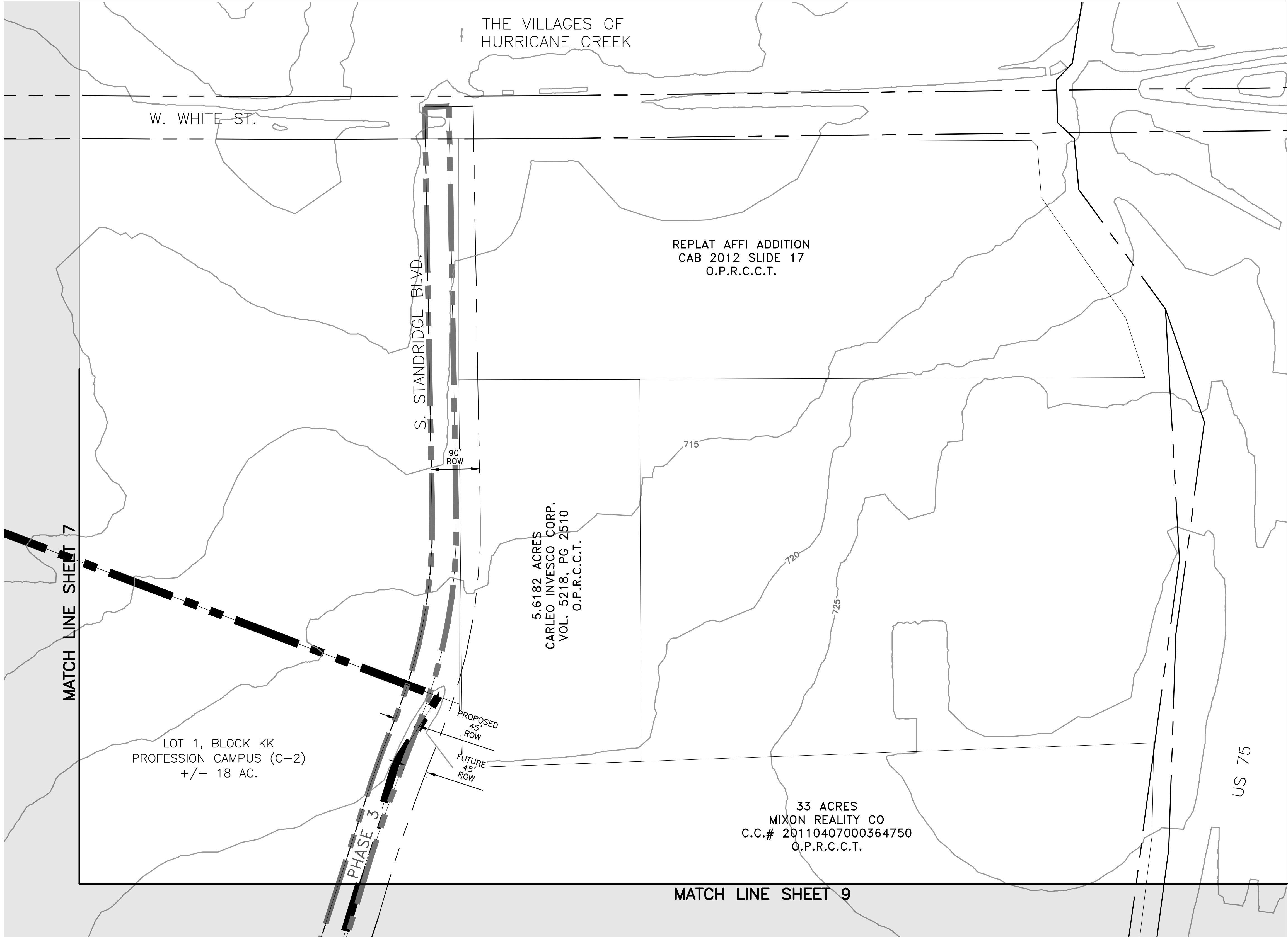
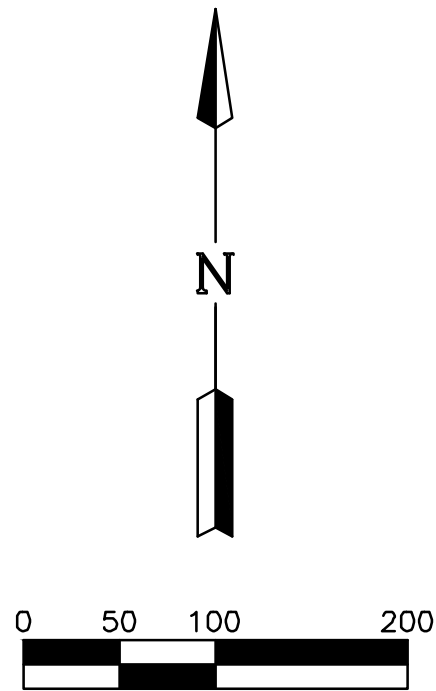
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390.452 ACRES
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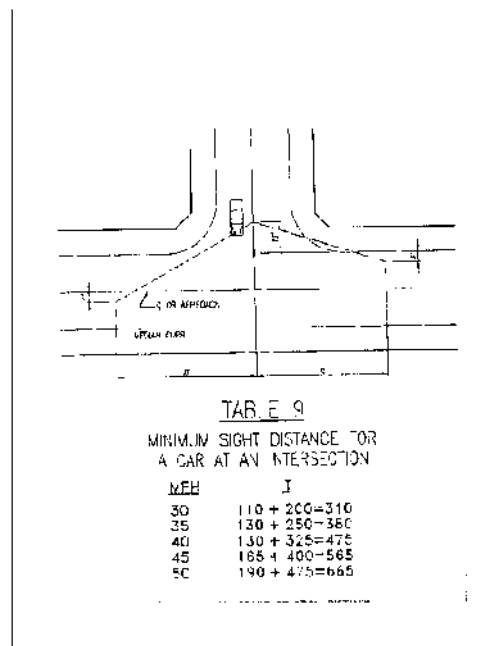
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100'
REFERENCE NO:



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
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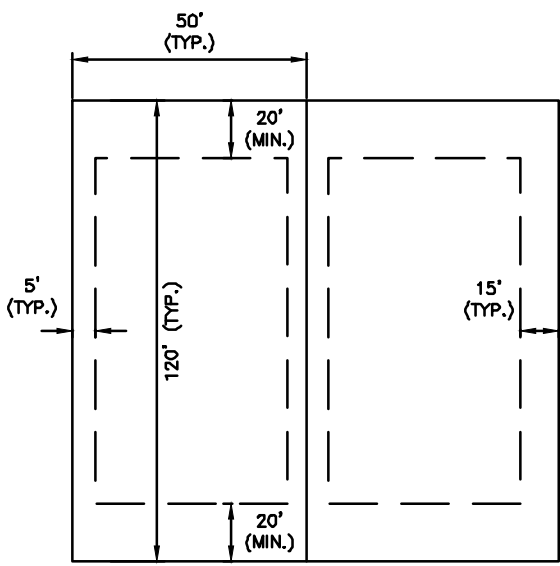
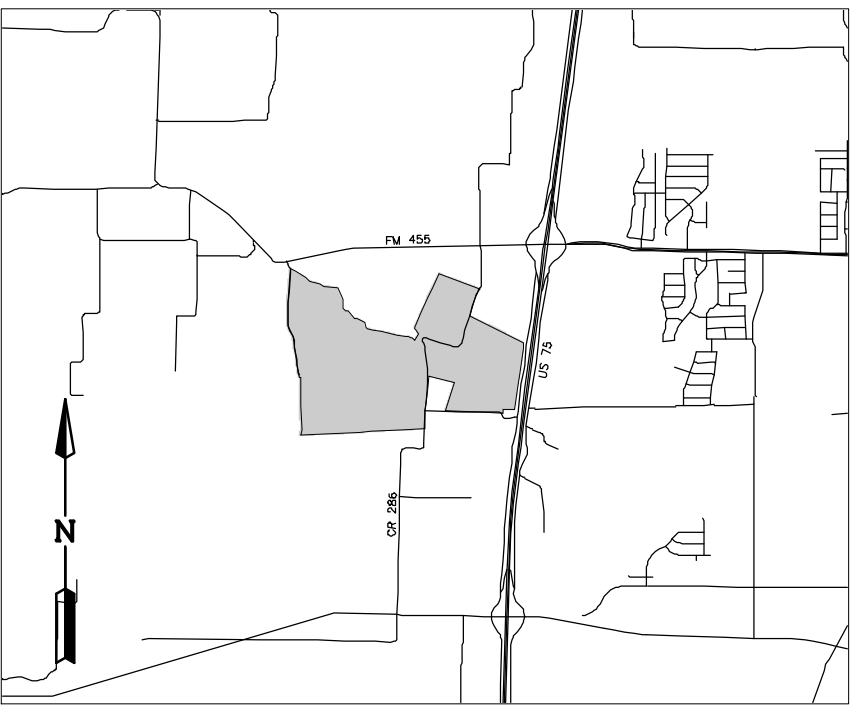
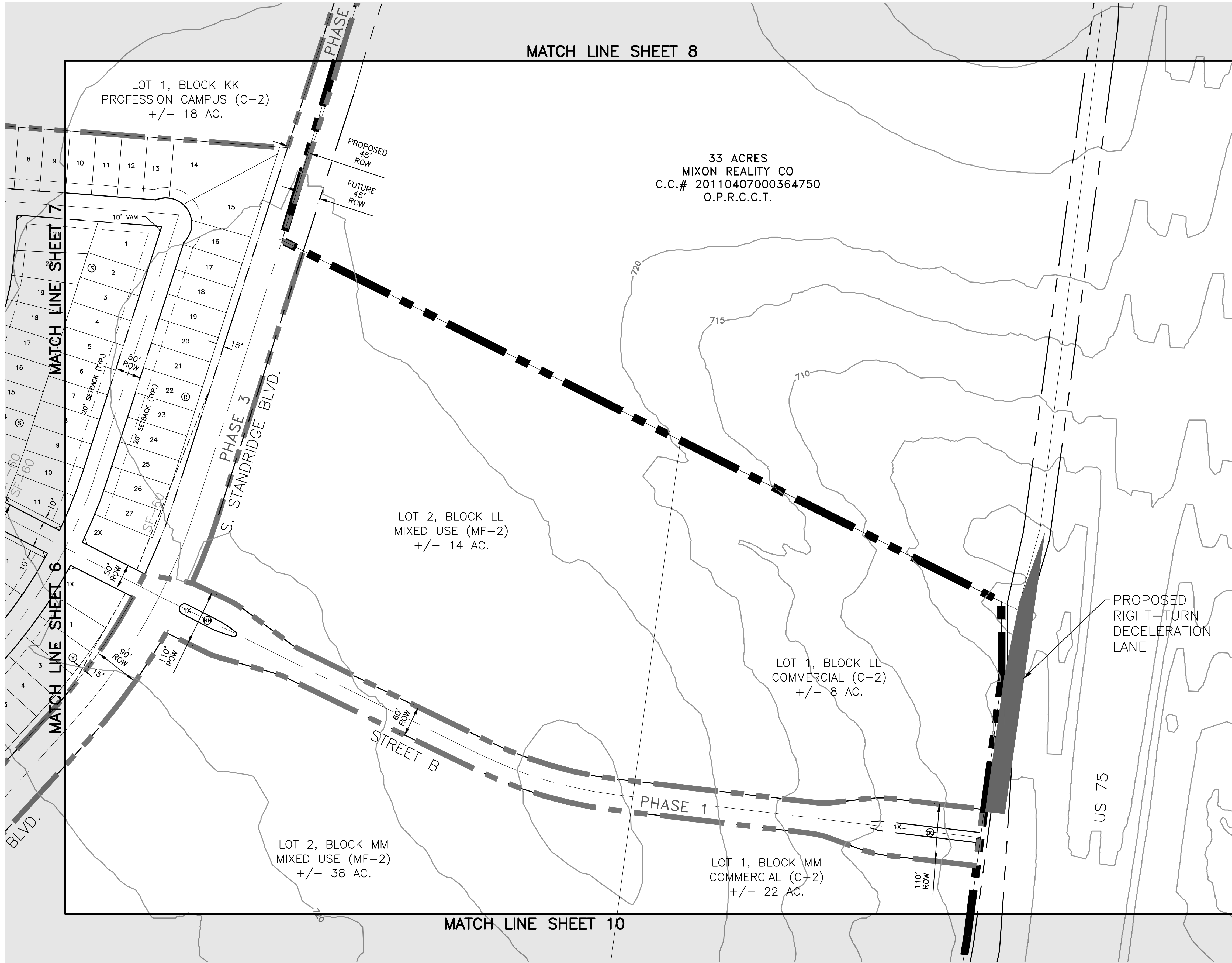
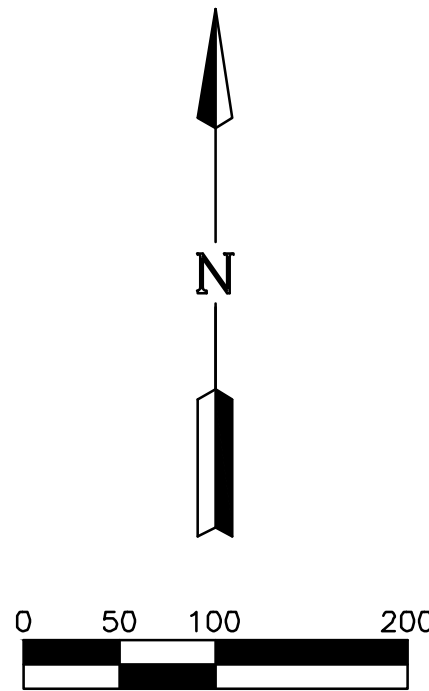
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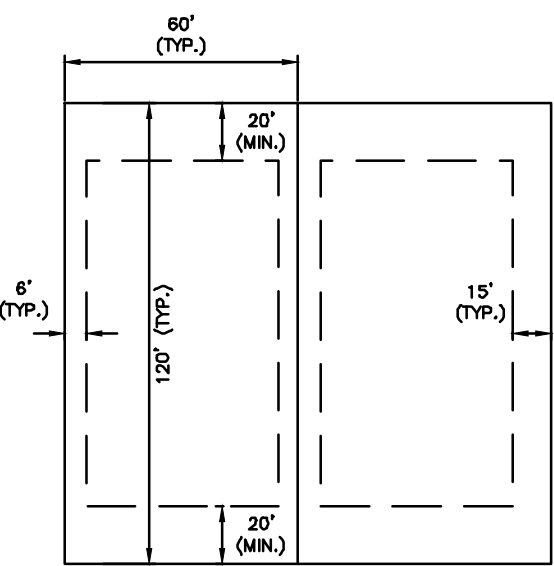
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CONCEPT PLAN
FOR
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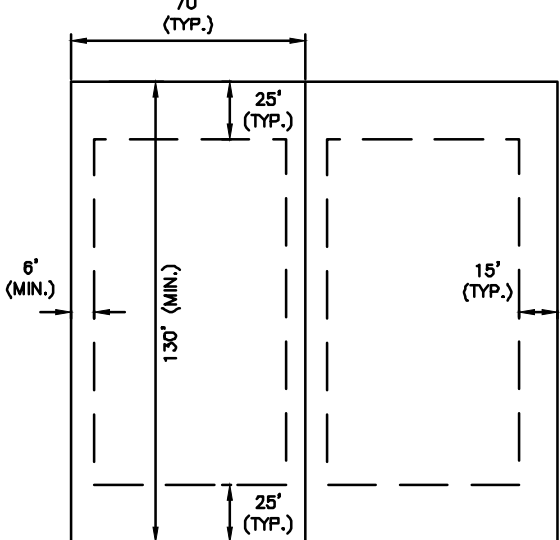
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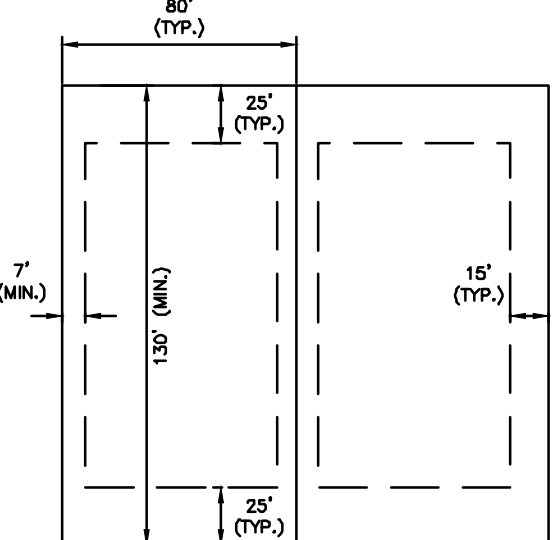
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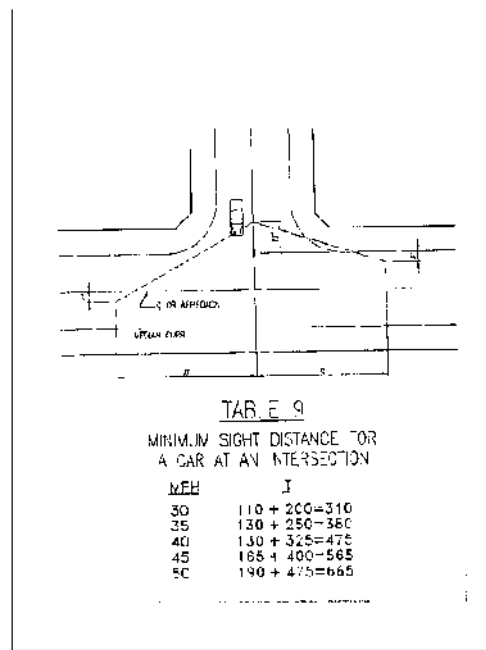


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	25	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW
GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	419
SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
SF-10.5 (80' x 130')	-	-	-	33	62	95
TOTAL	182	172	228	153	232	967

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTH LAKE, TX 76092
PHONE: (817)-416-1572

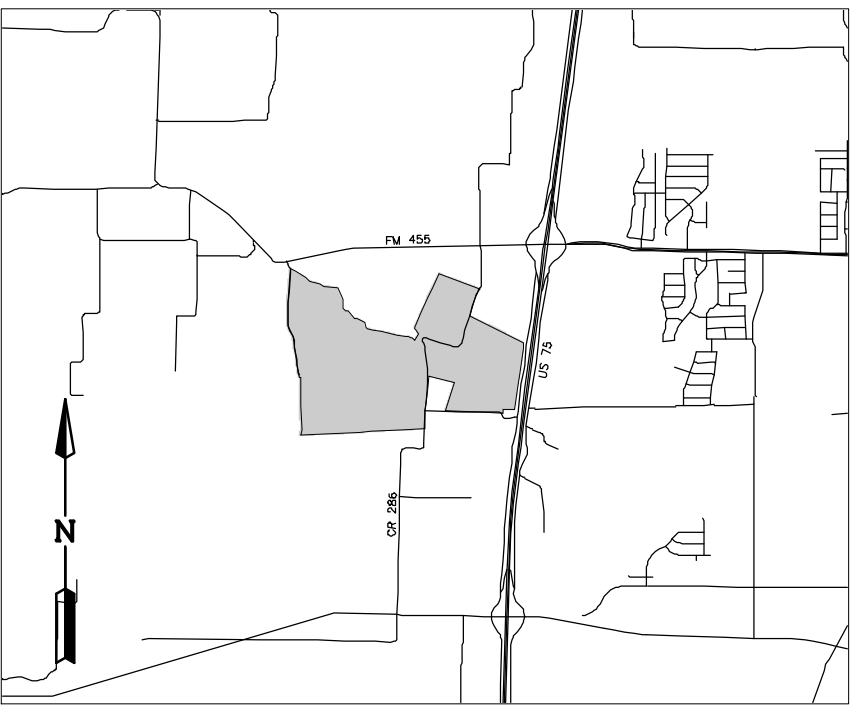
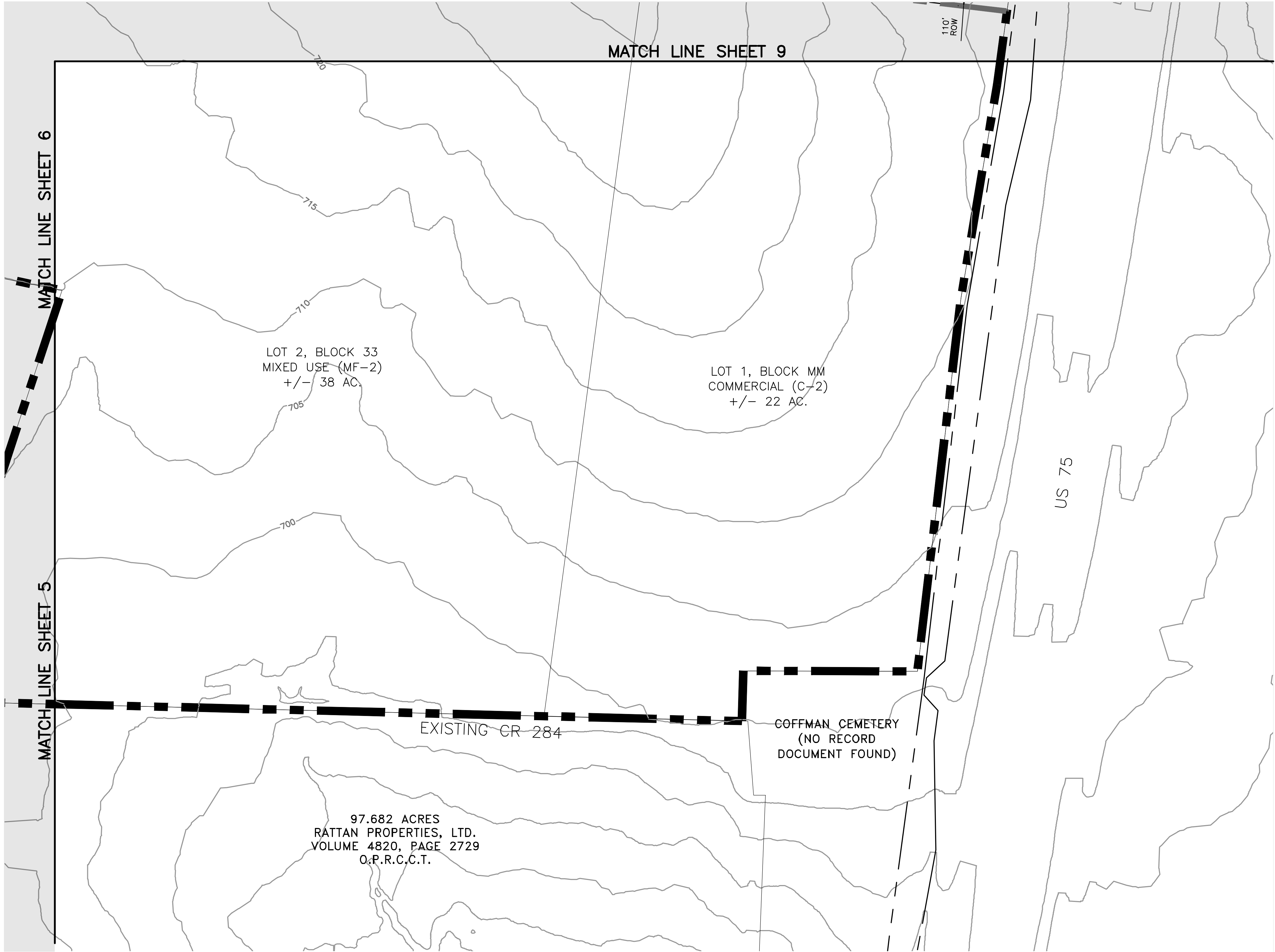
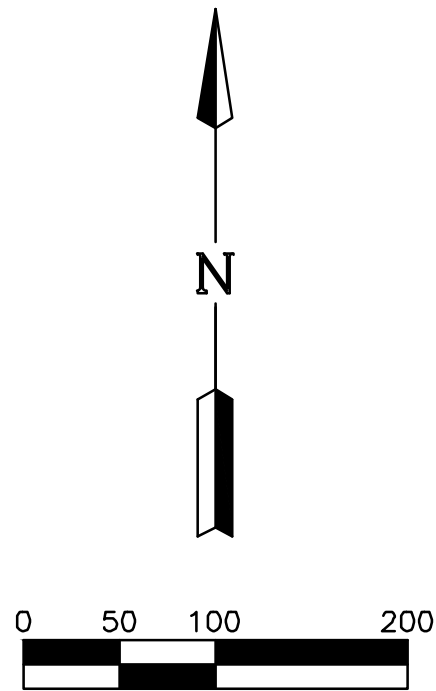
SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.
CITY OF ANNA,
COLLIN COUNTY, TEXAS

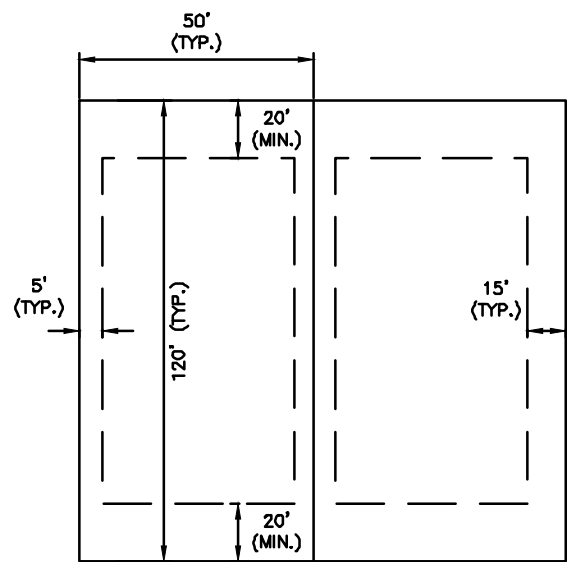
LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

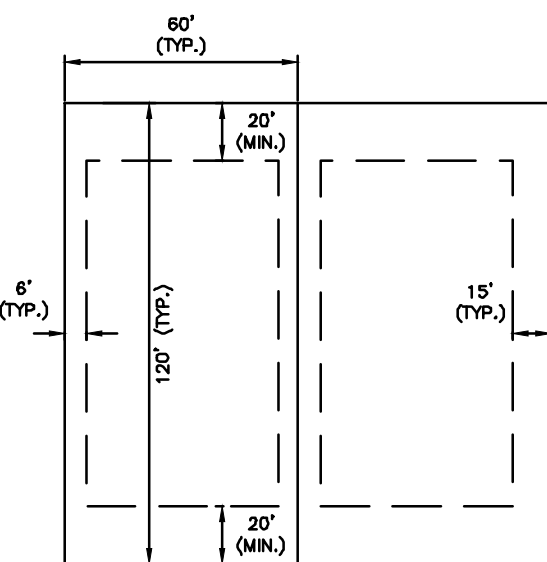
SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:



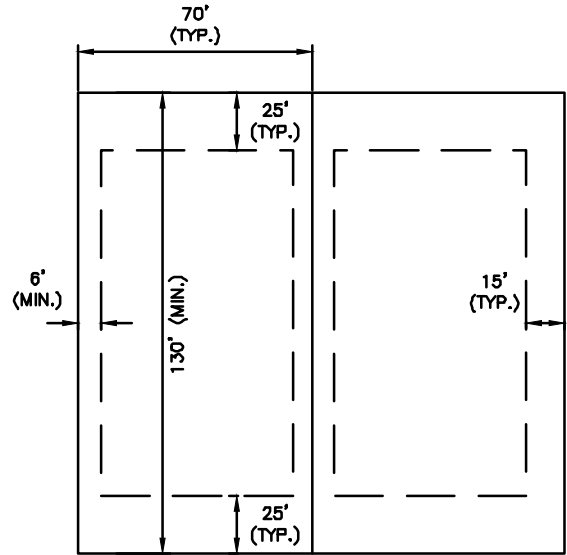
VICINITY MAP
1" = 5000'



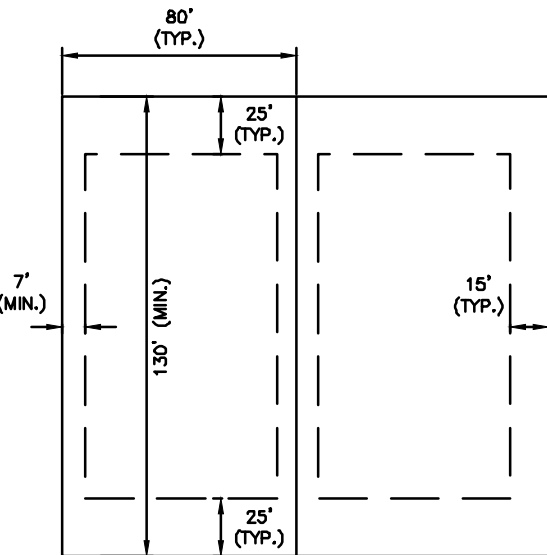
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT

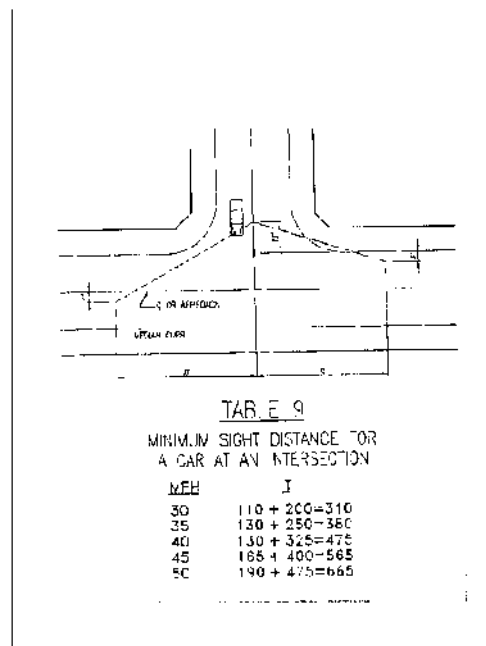


STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	6	5
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Mansory (%)	80%	80%	80%	80%



TYPICAL VAM EASEMENT

NOT TO SCALE
NOTE: DETAILS TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
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SF-72 (60' x 120')	98	73	-	83	49	303
SF-84 (70' x 130')	-	10	-	19	121	150
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NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782.

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-24, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1	7,849 SF	0.18 ACRE
BLOCK A LOT 2	7,848 SF	0.18 ACRE
BLOCK A LOT 3	7,982 SF	0.18 ACRE
BLOCK A LOT 4	9,854 SF	0.23 ACRE
BLOCK AA LOT 1	6,000 SF	0.14 ACRE
BLOCK AA LOT 2	6,000 SF	0.14 ACRE
BLOCK AA LOT 3	6,000 SF	0.14 ACRE
BLOCK AA LOT 4	6,000 SF	0.14 ACRE
BLOCK AA LOT 5	6,000 SF	0.14 ACRE
BLOCK AA LOT 6	6,000 SF	0.14 ACRE
BLOCK AA LOT 7	6,001 SF	0.14 ACRE
BLOCK AA LOT 8	6,001 SF	0.14 ACRE
BLOCK AA LOT 9	6,001 SF	0.14 ACRE
BLOCK AA LOT 10	6,001 SF	0.14 ACRE
BLOCK AA LOT 11	6,012 SF	0.14 ACRE
BLOCK AA LOT 12	8,579 SF	0.20 ACRE
BLOCK AA LOT 13	6,000 SF	0.14 ACRE
BLOCK AA LOT 14	6,000 SF	0.14 ACRE
BLOCK AA LOT 15	6,000 SF	0.14 ACRE
BLOCK AA LOT 16	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 7	7,200 SF	0.17 ACRE
BLOCK C LOT 8	7,200 SF	0.17 ACRE
BLOCK C LOT 9	7,200 SF	0.17 ACRE
BLOCK C LOT 10	7,200 SF	0.17 ACRE
BLOCK C LOT 11	7,200 SF	0.17 ACRE
BLOCK C LOT 12	7,200 SF	0.17 ACRE
BLOCK C LOT 13	7,200 SF	0.17 ACRE
BLOCK C LOT 14	7,200 SF	0.17 ACRE
BLOCK C LOT 15	7,333 SF	0.17 ACRE
BLOCK C LOT 16	7,322 SF	0.17 ACRE
BLOCK C LOT 17	7,313 SF	0.17 ACRE
BLOCK C LOT 18	7,303 SF	0.17 ACRE
BLOCK C LOT 19	7,292 SF	0.17 ACRE
BLOCK C LOT 20	7,282 SF	0.17 ACRE
BLOCK C LOT 21	7,271 SF	0.17 ACRE
BLOCK C LOT 22	7,261 SF	0.17 ACRE
BLOCK C LOT 23	7,251 SF	0.17 ACRE
BLOCK C LOT 24	7,241 SF	0.17 ACRE
BLOCK C LOT 25	7,230 SF	0.17 ACRE
BLOCK C LOT 26	7,220 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 7	7,200 SF	0.17 ACRE
BLOCK D LOT 8	7,200 SF	0.17 ACRE
BLOCK D LOT 9	7,200 SF	0.17 ACRE
BLOCK D LOT 10	7,200 SF	0.17 ACRE
BLOCK D LOT 11	7,200 SF	0.17 ACRE
BLOCK D LOT 12	7,200 SF	0.17 ACRE
BLOCK D LOT 13	7,200 SF	0.17 ACRE
BLOCK D LOT 14	7,200 SF	0.17 ACRE
BLOCK D LOT 15	7,200 SF	0.17 ACRE
BLOCK D LOT 16	7,200 SF	0.17 ACRE
BLOCK D LOT 17	7,200 SF	0.17 ACRE
BLOCK D LOT 18	7,200 SF	0.17 ACRE
BLOCK D LOT 19	7,200 SF	0.17 ACRE
BLOCK D LOT 20	7,200 SF	0.17 ACRE
BLOCK D LOT 21	7,200 SF	0.17 ACRE
BLOCK D LOT 22	7,200 SF	0.17 ACRE
BLOCK D LOT 23	7,200 SF	0.17 ACRE
BLOCK D LOT 24	7,200 SF	0.17 ACRE
BLOCK D LOT 25	7,200 SF	0.17 ACRE
BLOCK D LOT 26	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK E LOT 25	7,200 SF	0.17 ACRE
BLOCK E LOT 26	7,200 SF	0.17 ACRE
BLOCK E LOT 27	7,200 SF	0.17 ACRE
BLOCK E LOT 28	7,200 SF	0.17 ACRE
BLOCK E LOT 29	7,200 SF	0.17 ACRE
BLOCK E LOT 30	7,200 SF	0.17 ACRE
BLOCK E LOT 31	7,131 SF	0.16 ACRE
BLOCK E LOT 32	9,830 SF	0.23 ACRE
BLOCK EE LOT 1	12,241 SF	0.28 ACRE
BLOCK EE LOT 2	7,200 SF	0.17 ACRE
BLOCK EE LOT 3	7,200 SF	0.17 ACRE
BLOCK EE LOT 4	7,200 SF	0.17 ACRE
BLOCK EE LOT 5	7,200 SF	0.17 ACRE
BLOCK EE LOT 6	7,200 SF	0.17 ACRE
BLOCK EE LOT 7	7,200 SF	0.17 ACRE
BLOCK EE LOT 8	7,200 SF	0.17 ACRE
BLOCK EE LOT 9	7,200 SF	0.17 ACRE
BLOCK EE LOT 10	7,200 SF	0.17 ACRE
BLOCK EE LOT 11	7,201 SF	0.17 ACRE
BLOCK EE LOT 12	10,323 SF	0.24 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK FF LOT 18	9,100 SF	0.21 ACRE
BLOCK FF LOT 19	9,100 SF	0.21 ACRE
BLOCK FF LOT 20	9,100 SF	0.21 ACRE
BLOCK FF LOT 21	9,100 SF	0.21 ACRE
BLOCK FF LOT 22	9,108 SF	0.21 ACRE
BLOCK FF LOT 23	9,117 SF	0.21 ACRE
BLOCK FF LOT 24	9,165 SF	0.21 ACRE
BLOCK FF LOT 25	12,048 SF	0.28 ACRE
BLOCK FF LOT 26	12,241 SF	0.28 ACRE
BLOCK FF LOT 27	15,627 SF	0.36 ACRE
BLOCK G LOT 1	7,244 SF	0.17 ACRE
BLOCK G LOT 2	6,000 SF	0.14 ACRE
BLOCK G LOT 3	6,000 SF	0.14 ACRE
BLOCK G LOT 4	6,000 SF	0.14 ACRE
BLOCK G LOT 5	6,000 SF	0.14 ACRE
BLOCK G LOT 6	6,000 SF	0.14 ACRE
BLOCK G LOT 7	6,000 SF	0.14 ACRE
BLOCK G LOT 8	6,000 SF	0.14 ACRE
BLOCK G LOT 9	6,000 SF	0.14 ACRE
BLOCK G LOT 10	7,610 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK HH LOT 2	9,100 SF	0.21 ACRE
BLOCK HH LOT 3	9,100 SF	0.21 ACRE
BLOCK HH LOT 4	9,100 SF	0.21 ACRE
BLOCK HH LOT 5	9,100 SF	0.21 ACRE
BLOCK HH LOT 6	9,100 SF	0.21 ACRE
BLOCK HH LOT 7	12,154 SF	0.28 ACRE
BLOCK HH LOT 8	10,402 SF	0.24 ACRE
BLOCK HH LOT 9	9,098 SF	0.21 ACRE
BLOCK HH LOT 10	9,100 SF	0.21 ACRE
BLOCK HH LOT 11	11,895 SF	0.27 ACRE
BLOCK HH LOT 12	17,225 SF	0.40 ACRE
BLOCK HH LOT 13	10,822 SF	0.25 ACRE
BLOCK HH LOT 14	10,431 SF	0.24 ACRE
BLOCK HH LOT 15	10,400 SF	0.24 ACRE
BLOCK HH LOT 16	10,400 SF	0.24 ACRE
BLOCK HH LOT 17	13,650 SF	0.31 ACRE
BLOCK I LOT 1	10,713 SF	0.25 ACRE
BLOCK I LOT 2	6,416 SF	0.15 ACRE
BLOCK I LOT 3	6,410 SF	0.15 ACRE
BLOCK I LOT 4	6,322 SF	0.15 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 12	7,200 SF	0.17 ACRE
BLOCK J LOT 13	7,200 SF	0.17 ACRE
BLOCK J LOT 14	7,200 SF	0.17 ACRE
BLOCK J LOT 15	7,200 SF	0.17 ACRE
BLOCK J LOT 16	10,200 SF	0.23 ACRE
BLOCK J LOT 17	10,200 SF	0.23 ACRE
BLOCK J LOT 18	7,200 SF	0.17 ACRE
BLOCK J LOT 19	7,200 SF	0.17 ACRE
BLOCK J LOT 20	7,200 SF	0.17 ACRE
BLOCK J LOT 21	7,200 SF	0.17 ACRE
BLOCK J LOT 22	7,200 SF	0.17 ACRE
BLOCK J LOT 23	7,200 SF	0.17 ACRE
BLOCK J LOT 24	7,200 SF	0.17 ACRE
BLOCK J LOT 25	7,200 SF	0.17 ACRE
BLOCK J LOT 26	7,200 SF	0.17 ACRE
BLOCK J LOT 27	7,200 SF	0.17 ACRE
BLOCK J LOT 28	7,200 SF	0.17 ACRE
BLOCK J LOT 29	7,200 SF	0.17 ACRE
BLOCK J LOT 30	7,200 SF	0.17 ACRE
BLOCK J LOT 31	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK K LOT 36	10,200 SF	0.23 ACRE
BLOCK K LOT 37	7,200 SF	0.17 ACRE
BLOCK K LOT 38	7,200 SF	0.17 ACRE
BLOCK K LOT 39	7,200 SF	0.17 ACRE
BLOCK K LOT 40	7,200 SF	0.17 ACRE
BLOCK K LOT 41	7,200 SF	0.17 ACRE
BLOCK K LOT 42	7,200 SF	0.17 ACRE
BLOCK K LOT 43	7,200 SF	0.17 ACRE
BLOCK K LOT 44	7,200 SF	0.17 ACRE
BLOCK K LOT 45	7,200 SF	0.17 ACRE
BLOCK K LOT 46	7,200 SF	0.17 ACRE
BLOCK K LOT 47	7,200 SF	0.17 ACRE
BLOCK K LOT 48	7,200 SF	0.17 ACRE
BLOCK K LOT 49	7,200 SF	0.17 ACRE
BLOCK K LOT 50	7,200 SF	0.17 ACRE
BLOCK K LOT 51	13,269 SF	0.30 ACRE
BLOCK L LOT 1	7,800 SF	0.18 ACRE
BLOCK L LOT 2	6,000 SF	0.14 ACRE
BLOCK L LOT 3	6,000 SF	0.14 ACRE
BLOCK L LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 17	6,000 SF	0.14 ACRE
BLOCK AA LOT 18	6,000 SF	0.14 ACRE
BLOCK AA LOT 19	10,604 SF	0.24 ACRE
BLOCK AA LOT 20	10,508 SF	0.24 ACRE
BLOCK AA LOT 21	10,400 SF	0.24 ACRE
BLOCK AA LOT 22	10,400 SF	0.24 ACRE
BLOCK AA LOT 23	10,400 SF	0.24 ACRE
BLOCK AA LOT 24	10,400 SF	0.24 ACRE
BLOCK AA LOT 25	12,181 SF	0.28 ACRE
BLOCK AA LOT 26	11,219 SF	0.26 ACRE
BLOCK AA LOT 27	10,400 SF	0.24 ACRE
BLOCK AA LOT 28	10,400 SF	0.24 ACRE
BLOCK AA LOT 29	11,421 SF	0.26 ACRE
BLOCK AA LOT 30	10,400 SF	0.24 ACRE
BLOCK AA LOT 31	11,798 SF	0.27 ACRE
BLOCK AA LOT 32	24,136 SF	0.55 ACRE
BLOCK AA LOT 33	11,388 SF	0.26 ACRE
BLOCK AA LOT 34	11,290 SF	0.26 ACRE
BLOCK AA LOT 35	11,099 SF	0.25 ACRE
BLOCK AA LOT 36	10,934 SF	0.25 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 27	7,210 SF	0.17 ACRE
BLOCK C LOT 28	14,971 SF	0.34 ACRE
BLOCK CC LOT 1	13,562 SF	0.31 ACRE
BLOCK CC LOT 2	9,100 SF	0.21 ACRE
BLOCK CC LOT 3	9,100 SF	0.21 ACRE
BLOCK CC LOT 4	9,100 SF	0.21 ACRE
BLOCK CC LOT 5	9,100 SF	0.21 ACRE
BLOCK CC LOT 6	9,100 SF	0.21 ACRE
BLOCK CC LOT 7	9,100 SF	0.21 ACRE
BLOCK CC LOT 8	9,100 SF	0.21 ACRE
BLOCK CC LOT 9	9,100 SF	0.21 ACRE
BLOCK CC LOT 10	11,050 SF	0.25 ACRE
BLOCK CC LOT 11	9,290 SF	0.21 ACRE
BLOCK CC LOT 12	7,200 SF	0.17 ACRE
BLOCK CC LOT 13	7,200 SF	0.17 ACRE
BLOCK CC LOT 14	7,200 SF	0.17 ACRE
BLOCK CC LOT 15	7,200 SF	0.17 ACRE
BLOCK CC LOT 16	7,200 SF	0.17 ACRE
BLOCK CC LOT 17	7,200 SF	0.17 ACRE
BLOCK CC LOT 18	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 27	7,210 SF	0.17 ACRE
BLOCK D LOT 28	7,200 SF	0.17 ACRE
BLOCK D LOT 29	7,200 SF	0.17 ACRE
BLOCK D LOT 30	12,841 SF	0.29 ACRE
BLOCK DD LOT 1	10,725 SF	0.25 ACRE
BLOCK DD LOT 2	7,200 SF	0.17 ACRE
BLOCK DD LOT 3	7,200 SF	0.17 ACRE
BLOCK DD LOT 4	7,200 SF	0.17 ACRE
BLOCK DD LOT 5	7,200 SF	0.17 ACRE
BLOCK DD LOT 6	7,200 SF	0.17 ACRE
BLOCK DD LOT 7	7,200 SF	0.17 ACRE
BLOCK DD LOT 8	7,200 SF	0.17 ACRE
BLOCK DD LOT 9	7,200 SF	0.17 ACRE
BLOCK DD LOT 10	7,200 SF	0.17 ACRE
BLOCK DD LOT 11	7,200 SF	0.17 ACRE
BLOCK DD LOT 12	7,200 SF	0.17 ACRE
BLOCK DD LOT 13	7,200 SF	0.17 ACRE
BLOCK DD LOT 14	7,200 SF	0.17 ACRE
BLOCK DD LOT 15	7,200 SF	0.17 ACRE
BLOCK DD LOT 16	9,600 SF	0.22 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK EE LOT 13	13,291 SF	0.31 ACRE
BLOCK EE LOT 14	7,203 SF	0.17 ACRE
BLOCK EE LOT 15	7,200 SF	0.17 ACRE
BLOCK EE LOT 16	7,200 SF	0.17 ACRE
BLOCK EE LOT 17	7,200 SF	0.17 ACRE
BLOCK EE LOT 18	7,200 SF	0.17 ACRE
BLOCK EE LOT 19	7,200 SF	0.17 ACRE
BLOCK EE LOT 20	7,200 SF	0.17 ACRE
BLOCK EE LOT 21	7,200 SF	0.17 ACRE
BLOCK EE LOT 22	7,200 SF	0.17 ACRE
BLOCK EE LOT 23	7,200 SF	0.17 ACRE
BLOCK EE LOT 24	12,241 SF	0.28 ACRE
BLOCK F LOT 1	7,524 SF	0.17 ACRE
BLOCK F LOT 2	7,499 SF	0.17 ACRE
BLOCK F LOT 3	7,524 SF	0.17 ACRE
BLOCK F LOT 4	9,474 SF	0.22 ACRE
BLOCK F LOT 5	9,808 SF	0.23 ACRE
BLOCK F LOT 6	7,200 SF	0.17 ACRE
BLOCK F LOT 7	7,200 SF	0.17 ACRE
BLOCK F LOT 8	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK G LOT 11	8,430 SF	0.19 ACRE
BLOCK G LOT 12	6,000 SF	0.14 ACRE
BLOCK G LOT 13	6,000 SF	0.14 ACRE
BLOCK G LOT 14	6,000 SF	0.14 ACRE
BLOCK G LOT 15	6,000 SF	0.14 ACRE
BLOCK G LOT 16	6,000 SF	0.14 ACRE
BLOCK G LOT 17	6,000 SF	0.14 ACRE
BLOCK G LOT 18	6,000 SF	0.14 ACRE
BLOCK G LOT 19	6,000 SF	0.14 ACRE
BLOCK G LOT 20	8,904 SF	0.20 ACRE
BLOCK G LOT 21	8,407 SF	0.19 ACRE
BLOCK G LOT 22	6,276 SF	0.14 ACRE
BLOCK G LOT 23	6,276 SF	0.14 ACRE
BLOCK G LOT 24	7,465 SF	0.17 ACRE
BLOCK GG LOT 1	11,760 SF	0.27 ACRE
BLOCK GG LOT 2	9,100 SF	0.21 ACRE
BLOCK GG LOT 3	9,100 SF	0.21 ACRE
BLOCK GG LOT 4	9,100 SF	0.21 ACRE
BLOCK GG LOT 5	9,100 SF	0.21 ACRE
BLOCK GG LOT 6	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK I LOT 5	6,560 SF	0.15 ACRE
BLOCK I LOT 6	6,798 SF	0.16 ACRE
BLOCK I LOT 7	7,037 SF	0.16 ACRE
BLOCK I LOT 8	7,275 SF	0.17 ACRE
BLOCK I LOT 9	7,513 SF	0.17 ACRE
BLOCK I LOT 10	7,752 SF	0.18 ACRE
BLOCK I LOT 11	7,990 SF	0.18 ACRE
BLOCK I LOT 12	11,555 SF	0.27 ACRE
BLOCK I LOT 13	7,938 SF	0.18 ACRE
BLOCK I LOT 14	6,000 SF	0.14 ACRE
BLOCK I LOT 15	6,000 SF	0.14 ACRE
BLOCK I LOT 16	6,044 SF	0.14 ACRE
BLOCK I LOT 17	6,822 SF	0.16 ACRE
BLOCK I LOT 18	8,864 SF	0.20 ACRE
BLOCK I LOT 19	13,156 SF	0.30 ACRE
BLOCK I LOT 20	7,842 SF	0.18 ACRE
BLOCK I LOT 21	7,756 SF	0.18 ACRE
BLOCK I LOT 22	7,571 SF	0.17 ACRE
BLOCK I LOT 23	7,385 SF	0.17 ACRE
BLOCK I LOT 24	7,199 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 32	11,287 SF	0.26 ACRE
BLOCK JJ LOT 1	13,960 SF	0.32 ACRE
BLOCK JJ LOT 2	10,400 SF	0.24 ACRE
BLOCK JJ LOT 3	10,400 SF	0.24 ACRE
BLOCK JJ LOT 4	11,017 SF	0.25 ACRE
BLOCK JJ LOT 5	11,169 SF	0.26 ACRE
BLOCK JJ LOT 6	11,181 SF	0.26 ACRE
BLOCK JJ LOT 7	10,478 SF	0.24 ACRE
BLOCK JJ LOT 8	11,191 SF	0.26 ACRE
BLOCK JJ LOT 9	11,939 SF	0.27 ACRE
BLOCK JJ LOT 10	17,750 SF	0.41 ACRE
BLOCK JJ LOT 11	12,368 SF	0.28 ACRE
BLOCK JJ LOT 12	10,440 SF	0.24 ACRE
BLOCK JJ LOT 13	10,463 SF	0.24 ACRE
BLOCK JJ LOT 14	14,172 SF	0.33 ACRE
BLOCK JJ LOT 15	19,288 SF	0.44 ACRE
BLOCK JJ LOT 16	11,566 SF	0.27 ACRE
BLOCK JJ LOT 17	10,984 SF	0.25 ACRE
BLOCK JJ LOT 18	11,527 SF	0.26 ACRE
BLOCK JJ LOT 19	11,527 SF	0.26 ACRE

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK Q LOT 5	6,000 SF	0.14 ACRE	
BLOCK Q LOT 6	6,000 SF	0.14 ACRE	
BLOCK Q LOT 7	6,000 SF	0.14 ACRE	
BLOCK Q LOT 8	6,000 SF	0.14 ACRE	
BLOCK Q LOT 9	6,000 SF	0.14 ACRE	
BLOCK Q LOT 10	7,800 SF	0.18 ACRE	
BLOCK P LOT 1	6,000 SF	0.14 ACRE	
BLOCK P LOT 2	6,000 SF	0.14 ACRE	
BLOCK P LOT 3	6,000 SF	0.14 ACRE	
BLOCK P LOT 4	6,000 SF	0.14 ACRE	
BLOCK P LOT 5	6,000 SF	0.14 ACRE	
BLOCK P LOT 6	6,000 SF	0.14 ACRE	
BLOCK P LOT 7	6,000 SF	0.14 ACRE	
BLOCK P LOT 8	6,000 SF	0.14 ACRE	
BLOCK P LOT 9	6,000 SF	0.14 ACRE	
BLOCK P LOT 10	6,000 SF	0.14 ACRE	
BLOCK P LOT 11	6,000 SF	0.14 ACRE	
BLOCK P LOT 12	6,000 SF	0.14 ACRE	
BLOCK P LOT 13	6,000 SF	0.14 ACRE	
BLOCK P LOT 14	6,000 SF	0.14 ACRE	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK S LOT 9	6,000 SF	0.14 ACRE	
BLOCK S LOT 10	6,334 SF	0.15 ACRE	
BLOCK S LOT 11	6,678 SF	0.15 ACRE	
BLOCK S LOT 12	6,620 SF	0.15 ACRE	
BLOCK S LOT 13	6,157 SF	0.14 ACRE	
BLOCK S LOT 14	6,000 SF	0.14 ACRE	
BLOCK S LOT 15	6,000 SF	0.14 ACRE	
BLOCK S LOT 16	6,000 SF	0.14 ACRE	
BLOCK S LOT 17	6,000 SF	0.14 ACRE	
BLOCK S LOT 18	6,407 SF	0.15 ACRE	
BLOCK S LOT 19	6,729 SF	0.15 ACRE	
BLOCK S LOT 20	7,333 SF	0.17 ACRE	
BLOCK S LOT 21	9,769 SF	0.22 ACRE	
BLOCK T LOT 1	10,343 SF	0.24 ACRE	
BLOCK T LOT 2	6,822 SF	0.16 ACRE	
BLOCK T LOT 3	6,463 SF	0.15 ACRE	
BLOCK T LOT 4	6,000 SF	0.14 ACRE	
BLOCK T LOT 5	6,000 SF	0.14 ACRE	
BLOCK T LOT 6	6,000 SF	0.14 ACRE	
BLOCK T LOT 7	6,000 SF	0.14 ACRE	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK V LOT 40	9,277 SF	0.21 ACRE	
BLOCK V LOT 41	9,222 SF	0.21 ACRE	
BLOCK V LOT 42	9,194 SF	0.21 ACRE	
BLOCK V LOT 43	9,100 SF	0.21 ACRE	
BLOCK V LOT 44	9,100 SF	0.21 ACRE	
BLOCK V LOT 45	9,100 SF	0.21 ACRE	
BLOCK V LOT 46	9,100 SF	0.21 ACRE	
BLOCK V LOT 47	9,100 SF	0.21 ACRE	
BLOCK V LOT 48	11,050 SF	0.25 ACRE	
BLOCK V LOT 49	12,350 SF	0.28 ACRE	
BLOCK V LOT 50	9,750 SF	0.22 ACRE	
BLOCK V LOT 51	10,400 SF	0.24 ACRE	
BLOCK V LOT 52	11,237 SF	0.26 ACRE	
BLOCK V LOT 53	12,658 SF	0.29 ACRE	
BLOCK V LOT 54	12,350 SF	0.28 ACRE	
BLOCK V LOT 55	24,257 SF	0.56 ACRE	
BLOCK V LOT 56	11,820 SF	0.27 ACRE	
BLOCK V LOT 57	12,193 SF	0.28 ACRE	
BLOCK V LOT 58	12,565 SF	0.29 ACRE	
BLOCK V LOT 59	12,938 SF	0.30 ACRE	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK W LOT 32	6,000 SF	0.14 ACRE	
BLOCK W LOT 33	6,000 SF	0.14 ACRE	
BLOCK W LOT 34	6,324 SF	0.15 ACRE	
BLOCK W LOT 35	9,381 SF	0.22 ACRE	
BLOCK X LOT 1	9,224 SF	0.21 ACRE	
BLOCK X LOT 2	6,373 SF	0.15 ACRE	
BLOCK X LOT 3	6,373 SF	0.15 ACRE	
BLOCK X LOT 4	6,072 SF	0.14 ACRE	
BLOCK X LOT 5	6,000 SF	0.14 ACRE	
BLOCK X LOT 6	6,000 SF	0.14 ACRE	
BLOCK X LOT 7	6,000 SF	0.14 ACRE	
BLOCK X LOT 8	6,000 SF	0.14 ACRE	
BLOCK X LOT 9	6,000 SF	0.14 ACRE	
BLOCK X LOT 10	6,000 SF	0.14 ACRE	
BLOCK X LOT 11	6,000 SF	0.14 ACRE	
BLOCK X LOT 12	6,000 SF	0.14 ACRE	
BLOCK X LOT 13	6,000 SF	0.14 ACRE	
BLOCK X LOT 14	6,000 SF	0.14 ACRE	
BLOCK X LOT 15	6,000 SF	0.14 ACRE	
BLOCK X LOT 16	6,000 SF	0.14 ACRE	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK Z LOT 23	9,100 SF	0.21 ACRE	
BLOCK Z LOT 24	9,100 SF	0.21 ACRE	
BLOCK Z LOT 25	9,100 SF	0.21 ACRE	
BLOCK Z LOT 26	12,350 SF	0.28 ACRE	
BLOCK Z LOT 27	12,348 SF	0.28 ACRE	
BLOCK Z LOT 28	9,100 SF	0.21 ACRE	
BLOCK Z LOT 29	11,050 SF	0.25 ACRE	

PARKS			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK AA LOT 1X (GREENBELT PARK A)	400,491 SF	9.2 ACRES	
BLOCK B LOT 1X (GREENBELT PARK B)	338,086 SF	7.8 ACRES	
BLOCK F LOT 1X (GREENBELT PARK C)	247,632 SF	5.7 ACRES	
BLOCK U LOT 1X (EAST POCKET PARK)	21,803 SF	0.5 ACRES	
BLOCK V LOT 1X (WEST POCKET PARK)	65,594 SF	1.5 ACRES	
BLOCK V LOT 3X (NORTH GREENBELT PARK)	349,035 SF	8.0 ACRES	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK P LOT 15	6,000 SF	0.14 ACRE	
BLOCK P LOT 16	6,000 SF	0.14 ACRE	
BLOCK P LOT 17	6,000 SF	0.14 ACRE	
BLOCK P LOT 18	6,000 SF	0.14 ACRE	
BLOCK P LOT 19	6,000 SF	0.14 ACRE	
BLOCK Q LOT 1	10,525 SF	0.24 ACRE	
BLOCK Q LOT 2	7,200 SF	0.17 ACRE	
BLOCK Q LOT 3	7,200 SF	0.17 ACRE	
BLOCK Q LOT 4	8,062 SF	0.19 ACRE	
BLOCK Q LOT 5	12,186 SF	0.28 ACRE	
BLOCK Q LOT 6	8,546 SF	0.20 ACRE	
BLOCK Q LOT 7	7,185 SF	0.16 ACRE	
BLOCK Q LOT 8	7,165 SF	0.16 ACRE	
BLOCK Q LOT 9	7,145 SF	0.16 ACRE	
BLOCK Q LOT 10	7,124 SF	0.16 ACRE	
BLOCK Q LOT 11	7,104 SF	0.16 ACRE	
BLOCK Q LOT 12	7,084 SF	0.16 ACRE	
BLOCK Q LOT 13	7,064 SF	0.16 ACRE	
BLOCK Q LOT 14	7,044 SF	0.16 ACRE	
BLOCK Q LOT 15	7,024 SF	0.16 ACRE	

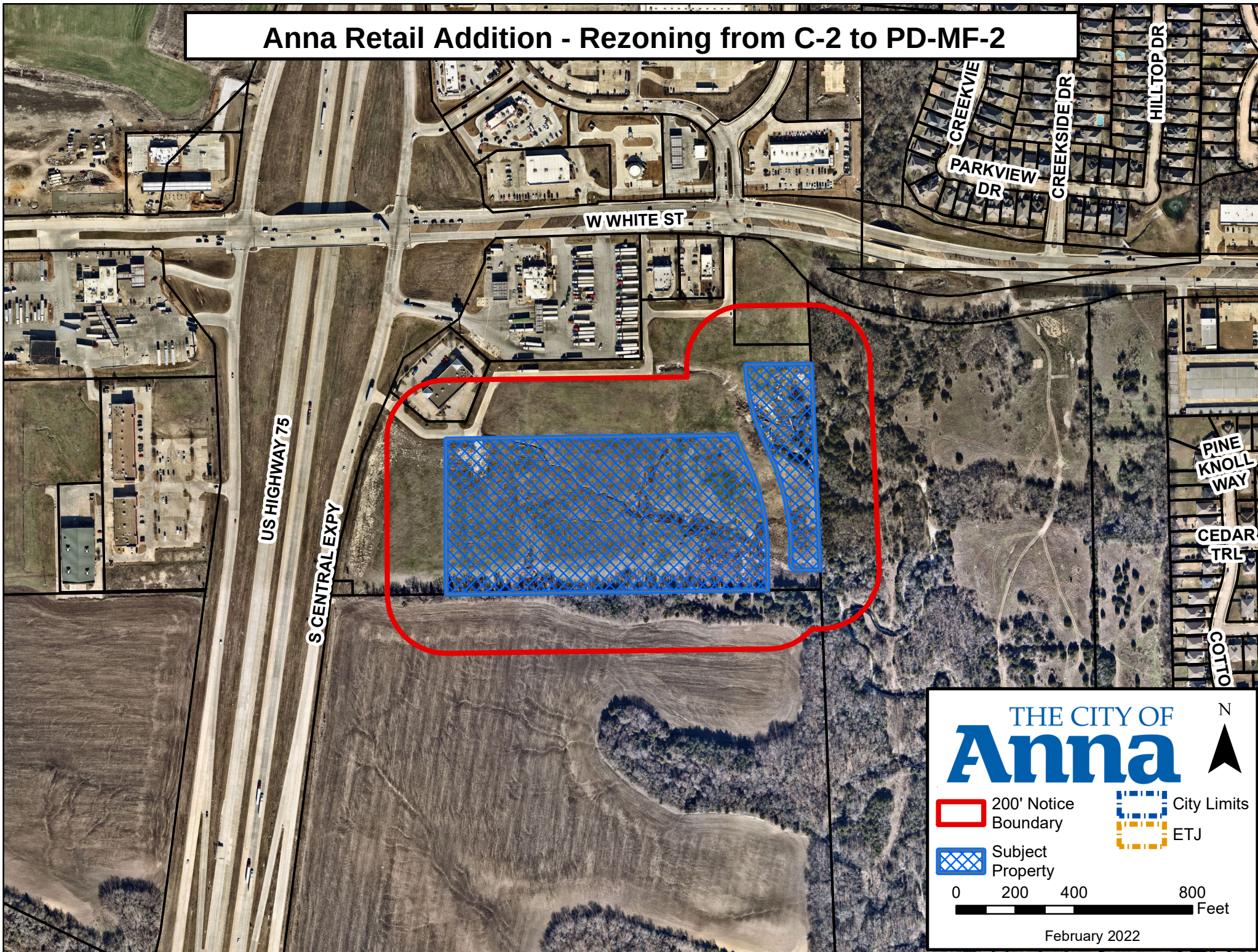
SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK T LOT 8	8,268 SF	0.19 ACRE	
BLOCK T LOT 9	10,194 SF	0.23 ACRE	
BLOCK T LOT 10	6,000 SF	0.14 ACRE	
BLOCK T LOT 11	6,000 SF	0.14 ACRE	
BLOCK T LOT 12	6,000 SF	0.14 ACRE	
BLOCK T LOT 13	6,457 SF	0.15 ACRE	
BLOCK T LOT 15	6,544 SF	0.15 ACRE	
BLOCK T LOT 16	9,169 SF	0.21 ACRE	
BLOCK U LOT 1	7,599 SF	0.17 ACRE	
BLOCK U LOT 2	6,690 SF	0.15 ACRE	
BLOCK U LOT 3	6,316 SF	0.15 ACRE	
BLOCK U LOT 4	6,000 SF	0.14 ACRE	
BLOCK U LOT 5	6,000 SF	0.14 ACRE	
BLOCK U LOT 6	6,181 SF	0.14 ACRE	
BLOCK U LOT 7	9,861 SF	0.23 ACRE	
BLOCK U LOT 8	8,720 SF	0.20 ACRE	
BLOCK U LOT 9	6,496 SF	0.15 ACRE	
BLOCK U LOT 10	6,368 SF	0.15 ACRE	
BLOCK U LOT 11	6,240 SF	0.14 ACRE	
BLOCK U LOT 12	6,106 SF	0.14 ACRE	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK V LOT 60	13,310 SF	0.31 ACRE	
BLOCK V LOT 61	13,683 SF	0.31 ACRE	
BLOCK V LOT 62	14,055 SF	0.32 ACRE	
BLOCK V LOT 63	14,344 SF	0.33 ACRE	
BLOCK V LOT 64	14,797 SF	0.34 ACRE	
BLOCK V LOT 65	15,097 SF	0.35 ACRE	
BLOCK V LOT 66	15,337 SF	0.35 ACRE	
BLOCK V LOT 67	15,577 SF	0.36 ACRE	
BLOCK V LOT 68	15,702 SF	0.36 ACRE	
BLOCK V LOT 69	15,645 SF	0.36 ACRE	
BLOCK V LOT 70	15,586 SF	0.36 ACRE	
BLOCK V LOT 71	15,070 SF	0.35 ACRE	
BLOCK V LOT 72	13,396 SF	0.31 ACRE	
BLOCK V LOT 73	9,100 SF	0.21 ACRE	
BLOCK V LOT 74	9,100 SF	0.21 ACRE	
BLOCK V LOT 75	9,100 SF	0.21 ACRE	
BLOCK V LOT 76	9,100 SF	0.21 ACRE	
BLOCK V LOT 77	9,100 SF	0.21 ACRE	
BLOCK V LOT 78	9,100 SF	0.21 ACRE	
BLOCK V LOT 79	9,100 SF	0.21 ACRE	

SINGLE-FAMILY			
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)	
BLOCK X LOT 17	6,000 SF	0.14 ACRE	
BLOCK X LOT 18	9,156 SF	0.21 ACRE	
BLOCK X LOT 19	6,104 SF	0.19 ACRE	
BLOCK X LOT 20	6,000 SF	0.14 ACRE	
BLOCK X LOT 21	6,000 SF	0.14 ACRE	
BLOCK X LOT 22	6,000 SF	0.14 ACRE	
BLOCK X LOT 23	6,000 SF	0.14 ACRE	
BLOCK X LOT 24	6,000 SF	0.14 ACRE	
BLOCK X LOT 25	6,000 SF	0.14 ACRE	
BLOCK X LOT 26	6,000 SF	0.14 ACRE	
BLOCK X LOT 27	6,000 SF	0.14 ACRE	
BLOCK X LOT 28	6,000 SF	0.14 ACRE	
BLOCK X LOT 29	6,000 SF	0.14 ACRE	
BLOCK X LOT 30	6,000 SF	0.14 ACRE	
BLOCK X LOT 31	6,000 SF	0.14 ACRE	
BLOCK X LOT 32	6,000 SF	0.14 ACRE	
BLOCK X LOT 33	6,000 SF	0.14 ACRE	
BLOCK X LOT 34	6,258 SF	0.14 ACRE	
BLOCK X LOT 35	6,345 SF	0.15 ACRE	
BLOCK X LOT 36	8,267 SF	0.19 ACRE	

COMMON AREA LOTS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1X	37,774 SF	0.87 ACRES
BLOCK AA LOT 2X	2,139 SF	0.05 ACRES
BLOCK B LOT 1X	7,563 SF	0.17 ACRES
BLOCK C LOT 1X	2,419 SF	0.06 ACRES
BLOCK CC LOT 1X	6,091 SF	0.14 ACRES
BLOCK D LOT 1X	2,400 SF	0.06 ACRES
BLOCK DD LOT 1X	2,404 SF	0.06 ACRES
BLOCK E LOT 1X	2,422 SF	0.06 ACRES
BLOCK G LOT 1X	2,404 SF	0.06 ACRES
BLOCK H LOT 1X	2,404 SF	0.06 ACRES
BLOCK J LOT 1X	2,402 SF	0.06 ACRES
BLOCK K LOT 2X	57,866 SF	1.33 ACRES
BLOCK L LOT 1X	2,277 SF	0.05 ACRES
BLOCK M LOT 1X	2,400 SF	0.06 ACRES
BLOCK O LOT 1X	5,323 SF	0.12 ACRES
BLOCK P LOT 1X	19,765 SF	0.45 ACRES
BLOCK Q LOT 1X	33,047 SF	0.76 ACRES
BLOCK R LOT 1X	36,106 SF	0.83 ACRES
BLOCK R LOT 2X	20,666 SF	0.47 ACRES
BLOCK S LOT 1X	2,402 SF	0.06 ACRES
BLOCK T LOT 1X	2,428 SF	0.06 ACRES
BLOCK V LOT 2X	76,696 SF	1.76 ACRES
BLOCK V LOT 4X	45,077 SF	1.49 ACRES
BLOCK W LOT 1X	2,437 SF	0.06 ACRES
BLOCK W LOT 2X	2,394 SF	0.05 ACRES
BLOCK X LOT 1X	2,402 SF	0.06 ACRES
BLOCK X LOT 2X	2,415 SF	0.06 ACRES
BLOCK Y LOT 1X	25,134 SF	0.58 ACRES

Anna Retail Addition - Rezoning from C-2 to PD-MF-2



CITY OF ANNA
PLANNING & ZONING COMMISSION

March 7, 2022

Public Hearing: Zoning – Anna Retail

Applicant: Anna 31 Retail, LP

DESCRIPTION:

Request to rezone 15.4± acres located on west side of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455).

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

REMARKS:

The applicant is proposing multiple-family zoning and design standards that would allow for a development layout that would support three- and four-story buildings with, one-, two-, and three-bedroom units.

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 Retail, Block A, Lots 6R, 7, 8, 9 and Block B, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Retail and restaurant lot and vacant land zoned C-2 General Commercial
East	Common area lot zoned C-2 General Commercial
South	Vacant land zoned Planned Development-C-1 Restricted Commercial
West	Restaurant and vacant land zoned C-2 General Commercial

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2. This Planned Development is to allow for a high-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.

Maximum height - The MF-2 base zoning only allows for two-story apartments with a maximum height of 45 feet.

- The applicant is proposing both 3 and 4-story building designs that will have a maximum height of 60 feet.

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 parking for studio and one-bedroom units from two (2) spaces per unit to one and a half (1.5) spaces per unit.
- The applicant is requesting to reduce the required covered parking 75% to 50%.

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 and landscaping.
- The applicant is proposing to allow the required screening within the front yard setback along Throckmorton Boulevard and to set back the screening and fencing from the northern property line in to create a walkable environment along the access easement.

Open Space – The applicant is requesting to count regional detention towards overall open space provided. The regional detention lot (Anna Retail, Block B, Lot 1) is identified as a location for a Hike/Bike trail on the Parks Master Plan.

Refuse Facilities - The applicant is proposing to utilize a trash compactor and trash chute for buildings exceeding 24 units. The buildings with 24 or less units will be serviced by refuse facilities per the Zoning Ordinance.

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 Community Commercial (CC). This category is only generally defined within the current Comprehensive Plan.

Land Use Considerations: Retail and Commercial.
Secondary Land Use Considerations: Civic and institutional.



SUMMARY:

Request to rezone 15.4± acres located on west side of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455) 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 zoned C-2 General Commercial.

RECOMMENDATION:

Below are recommended restrictions if the Commission votes in favor of the request:

Restrictions:

1. The location of the planned development zoning district shall be restricted to Anna Retail Addition, Block A, Lot 9, in substantial conformance with the Concept Plan (Exhibit A).
2. 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 height (feet): 60 feet (4-story).

B. Parking:

- i. Studio/One-bedroom: One and a half (1.5) spaces per unit;
- ii. Two- & Three-bedroom: Two (2) spaces per unit;
- iii. Covered Parking: 50% of the residence required parking must be covered; and
- iv. Visitor Parking: 0.25 per unit.

C. Usable Open Space:

- i. The regional detention area (Anna Retail Addition, Lot 1, Block B) shall be allowed to be counted toward minimum open space requirements as defined in Section 9.04.004 of the City of Anna Zoning Ordinance.
- ii. For purposes of this PD, "open space" includes the regional detention area indicated on the concept plan.

E. Screening Fence:

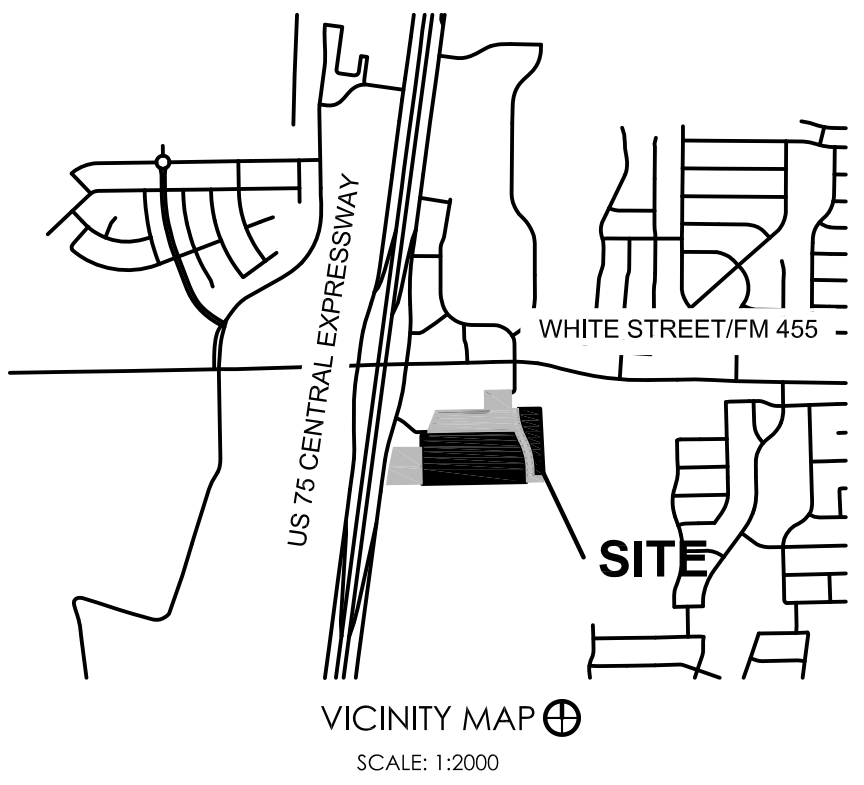
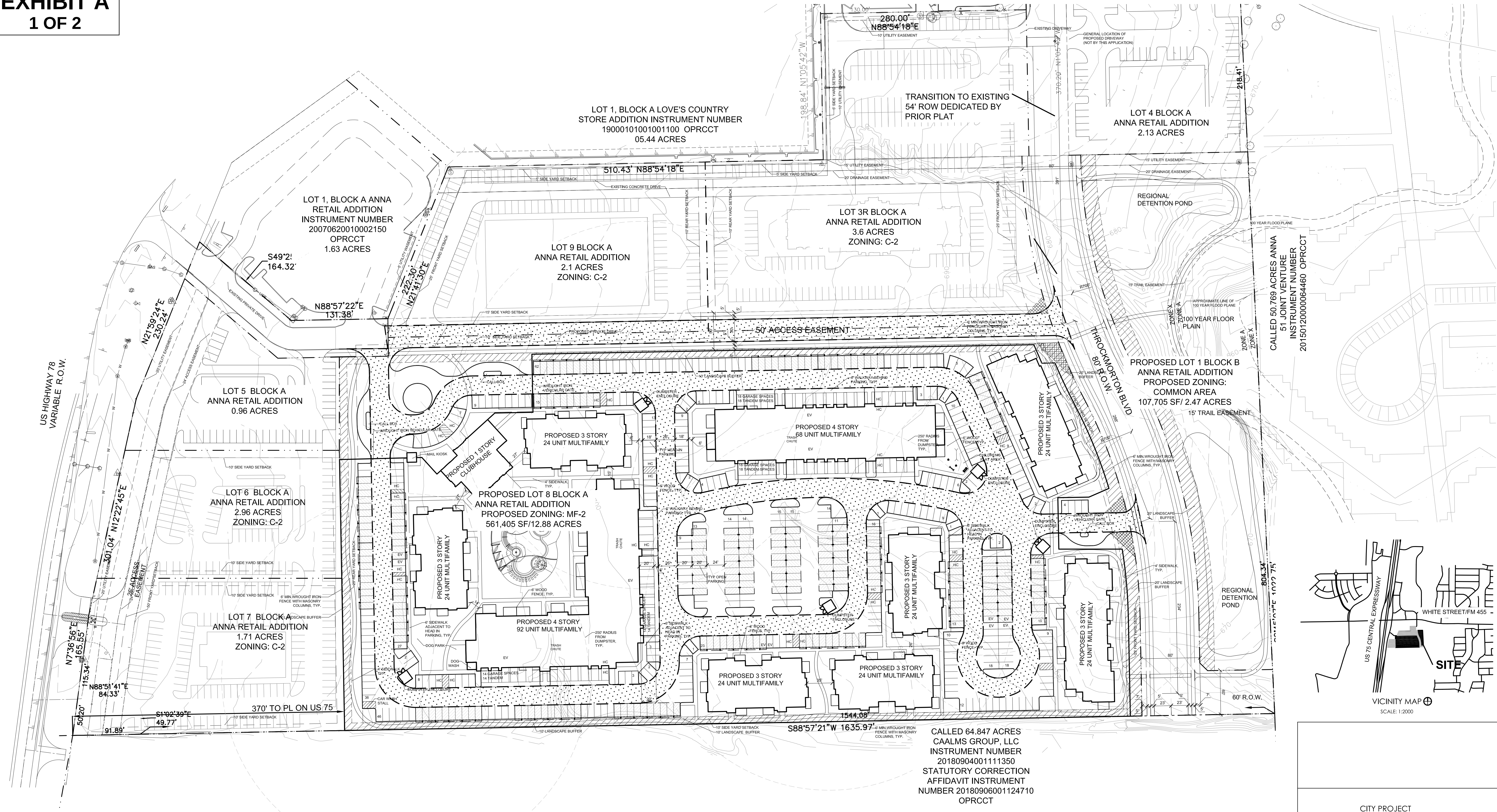
- i. Screening and fencing on any perimeter not abutting a public right-of-way shall consist of:
 - a. a minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no more than forty (40) foot intervals. The ten (10) foot-wide landscape buffer shall consist of a vegetative screen comprised of minimum 3" caliber trees planted staggered at twenty-five (25) foot centers; and/or
 - b. Border fencing of masonry construction of not less than eight feet in height.
- ii. Screening and fencing of 6 feet in height is permitted within the front yard setback.

- iii. Screening and fencing may be set back from the property line along the northern property line for construction of trail connections and fire lane easements.

F. Refuse facilities: Refuse facilities shall comply with MF-2 zoning to serve the three-story buildings with a maximum of 24 units. For buildings over 24 units, refuse shall be served by an integral trash compactor and multi-story trash chute sized and designed by the refuse management provider.

- 2. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- 3. The Conceptual Development Plan will expire after two (2) years of approval.

EXHIBIT A
1 OF 2



SITE PLAN LEGEND			
	CAR PORT (10 PARKING SPACES U.N.O.)		LANDSCAPE BUFFER
	DUMPSTER ENCLOSURE (50' APPROACH SHOWN)		VISIBILITY ACCESS MAINTENANCE EASEMENTS
	26' FIRE LANE		INTERNAL LANDSCAPE
	ELECTRIC VEHICLE CHARGING		ACCESSIBLE PARKING SPACE

SITE PLAN GENERAL NOTES

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
- Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspections Department.
- Approval of the site plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
- All private electrical transmission, distribution, and service lines must be underground.
- Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

GREENLIGHT
STUDIO, LLC
www.greenlightcompany.com
100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898
Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

CITY PROJECT
CONCEPT PLAN PAGE 1 OF 2

ANNA RETAIL ADDITION
Lots 3R, 6, 7, 8, 9 Block A
Lot 1 Block B
25.66 Acres
City of Anna, Collin County, Texas
Thomas Rattan Survey Abstract 782
Prepared: February 28, 2022

Lot 3R Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Hotel
Lot Area	157,718
Lot Area Combined (Acreage)	3.62
Building Footprint Area (Approximate)	14,000
Area Covered by Canopy	1,500
Total Building Area	28,000
Building Height (# Stories)	2
Building Height (Feet)	34
Lot Coverage	9%
Floor Area Ratio	11/62

Lot 6 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	54,392
Lot Area Combined (Acrage)	1.25
Building Footprint Area (Approximate)	3,500
Area Covered by Canopy	200
Total Building Area	3,500
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	6%
Floor Area Ratio	2/31

Lot 7 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	74,308
Lot Area Combined (Acrage)	1.71
Building Footprint Area (Approximate)	7,000
Area Covered by Canopy	200
Total Building Area	7,000
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	9%
Floor Area Ratio	8/85

Lot 8 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: PD: MF-2
Proposed Land Use	Multifamily
Lot Area Combined (SF)	669,632
Lot Area Combined (Acrage)	15.37
Building Footprint Area (Approximate)	96,513
Area Covered by Canopy	46,800
Multifamily Units	
Studio/Min 550 SF	44
One Bedroom/Min 660 SF	74
Two Bedroom/Min 1025 SF	177
Three Bedroom/Min 1300 SF	33
Total Unit Count	328

Unit Density Per Acre	21.3
Total Building Area	521,945
Building Height (# Stories)	4
Building Height (Feet)	58' to ridge
Lot Coverage	14%
Floor Area Ratio	7/9

Parking	
Parking Ratio (From Zoning Ordinance)	
Studio/One Bedroom - 1.5 Spaces per Unit	177
Two Bedroom - 2 Spaces per Unit	354
Three Bedroom - 2 Spaces Per Unit	66
Guest Parking (1/4 per Unit)	82
Parking Required	679
Resident Covered Parking Required (50%)	299
Parking Provided	
Uncovered Surface Spaces	293
Car Port Spaces	260
Garage Spaces	64
Tandem Spaces	64
Total Parking Provided	681
Accessible Parking Required	29
Accessible Parking Provided	29
Parking in Excess of 110% required parking	None

Landscaping Area	
Open Space Required	
1 Bedroom = 600SF Open Space (328)	196800
Each Additional Bedroom Over 1 Bedroom= 300 SF (243)	72900
Total Open Space Required	269700
Open Space Provided	
Landscape Edge Area (SF)	49,196
Detention Pond and Site Amenity Area	108,289
Within 10' of poolPool Area (x3 SF)	22,302
Dog Park (x3sf)	16,971
Interior Open Space	76,072
Total Open Space Provided	272,830
Other Landscape area within the lot	65,533
Total Landscape Area	338,363
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	0
Impervious Area	
Building Area	96,513
Sidewalks, Pavement, and other Impervious Flatwork	224,905
Other Impervious Area	9,851
Total Impervious Area	331,269
Total Landscape Area, Impervious Area, Permeable Area	669,632
Total Area for Outdoor Storage	None

Lot 9 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Office
Lot Area	91,521
Lot Area (Acreage)	2.10
Building Footprint Area (Approximate)	19,000
Area Covered by Canopy	250
Total Building Area	38,000
Building Height (# Stories)	2
Building Height (Feet)	35
Lot Coverage	21%
Floor Area Ratio	22/53

GREENLIGHT

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www.greenlight-studio.com

100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898

Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

CITY PROJECT _____
CONCEPT PLAN PAGE 2 OF 2

ANNA RETAIL ADDITION

Lots 3R, 6,7,8,9 Block A
Lot 1 Block B

25.66 Acres

City of Anna, Collin County, Texas
Thomas Rattan Survey Abstract 782
Prepared:February 28, 2022

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 7, 2022

Concept Plan: Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1

Applicant: Anna 31 Retail, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1, Concept Plan.

SUMMARY:

Multiple-family residential lot, common area lot, and four commercial lots on 25.7± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455). Zoned: C-2 General Commercial.

This concept plan is associated with the 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 and commercial development and related site improvements.

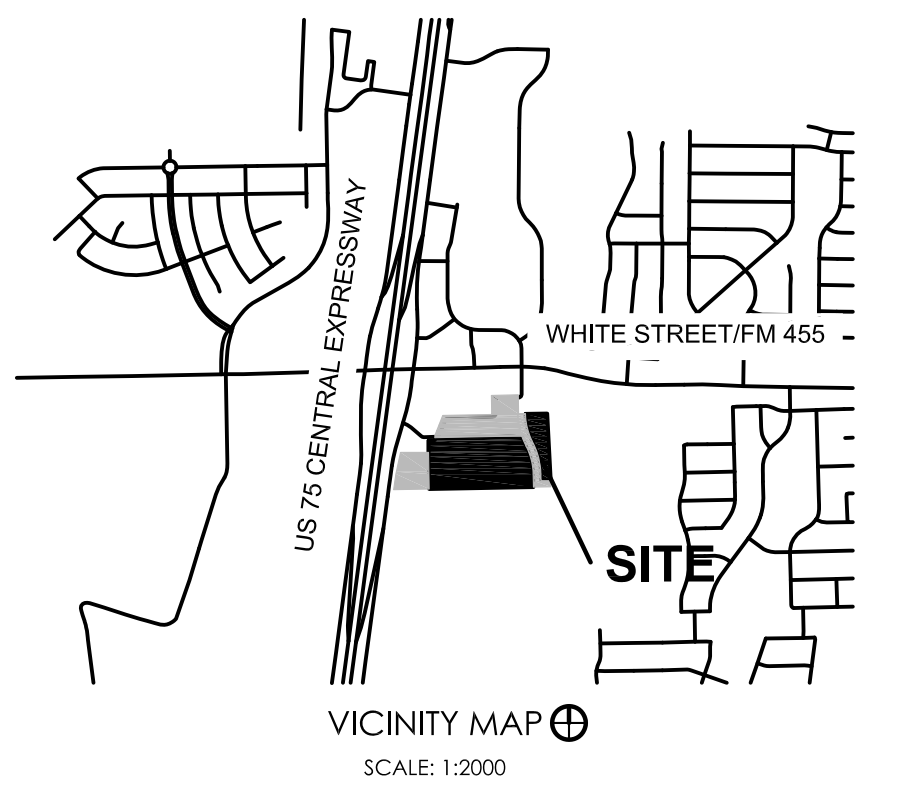
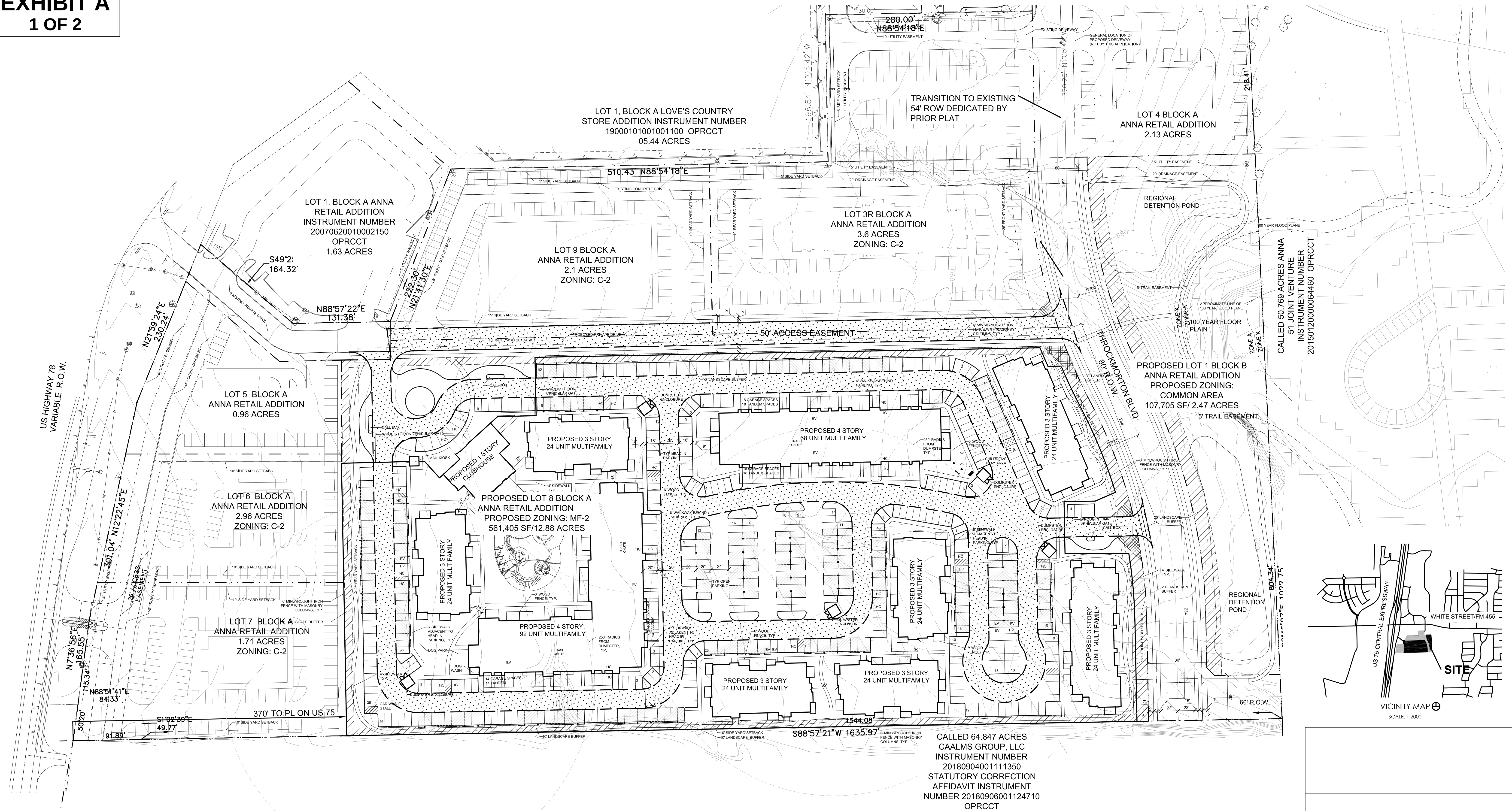
RECOMMENDATION:

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

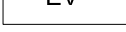
ATTACHMENTS:

Locator
Exhibit

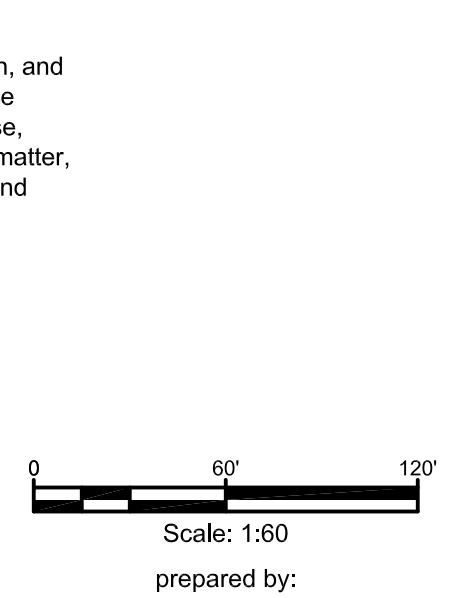
EXHIBIT A 1 OF 2



- SITE PLAN LEGEND**

	CAR PORT (10 PARKING SPACES U.N.O.)		LANDSCAPE BUFFER
	DUMPSTER ENCLOSURE (50' APPROACH SHOWN)		VISIBILITY ACCESS MAINTENANCE EASEMENTS
	26' FIRE LANE		INTERNAL LANDSCAPE
			ELECTRIC VEHICLE CHARGING
			ACCESSIBLE PARKING SPACE

- | <u>SITE PLAN GENERAL NOTES</u> | | |
|---|--|--|
| 1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled. | 7. All signage contingent upon approval by Building Inspections Department. | 12. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards. |
| 2. Fire lanes shall be designed and constructed per city standards. | 8. Approval of the site plan is not final until all engineering plans are approved. | |
| 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code. | 9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance. | |
| 4. FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. | 10. Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group. | |
| 5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings. | 11. All private electrical transmission, distribution, and service lines must be underground. | |
| 6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance. | | |



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Owner:
Anna 31 Retail LP
8400 Westchester Dr, Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

CITY PROJECT _____
CONCEPT PLAN PAGE 1 OF 2

ANNA RETAIL ADDITION
Lots 3R, 6, 7, 8, 9 Block A
Lot 1 Block B
25.66 Acres
City of Anna, Collin County, Texas
Thomas Rattan Survey Abstract 782
Prepared: February 28, 2022

Lot 3R Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Hotel
Lot Area	157,718
Lot Area Combined (Acreage)	3.62
Building Footprint Area (Approximate)	14,000
Area Covered by Canopy	1,500
Total Building Area	28,000
Building Height (# Stories)	2
Building Height (Feet)	34
Lot Coverage	9%
Floor Area Ratio	11/62

Lot 6 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	54,392
Lot Area Combined (Acrage)	1.25
Building Footprint Area (Approximate)	3,500
Area Covered by Canopy	200
Total Building Area	3,500
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	6%
Floor Area Ratio	2/31

Lot 7 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	74,308
Lot Area Combined (Acrage)	1.71
Building Footprint Area (Approximate)	7,000
Area Covered by Canopy	200
Total Building Area	7,000
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	9%
Floor Area Ratio	8/85

Lot 8 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: PD: MF-2
Proposed Land Use	Multifamily
Lot Area Combined (SF)	669,632
Lot Area Combined (Acrage)	15.37
Building Footprint Area (Approximate)	96,513
Area Covered by Canopy	46,800
Multifamily Units	
Studio/Min 550 SF	44
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Total Unit Count	328

Unit Density Per Acre	21.3
Total Building Area	521,945
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Building Height (Feet)	58' to ridge
Lot Coverage	14%
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Parking Ratio (From Zoning Ordinance)	
Studio/One Bedroom - 1.5 Spaces per Unit	177
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Total permeable Area	0
Impervious Area	
Building Area	96,513
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Other Impervious Area	9,851
Total Impervious Area	331,269
Total Landscape Area, Impervious Area, Permeable Area	669,632
Total Area for Outdoor Storage	None

Lot 9 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Office
Lot Area	91,521
Lot Area (Acreage)	2.10
Building Footprint Area (Approximate)	19,000
Area Covered by Canopy	250
Total Building Area	38,000
Building Height (# Stories)	2
Building Height (Feet)	35
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CONCEPT PLAN PAGE 2 OF 2

ANNA RETAIL ADDITION

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