

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, April 4, 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 April 4, 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 March 7, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Development Plat, Martinez Manor, Block A, Lot 1. Applicant: Christian Martinez.
7. Consider/Discuss/Action on the Final Plat, Anna Ranch, Phase 1B. Applicant: Gehan Homes, Ltd.
8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1A. Applicant: Scot Albert / TFCC Coyote LLC (Starlight Homes).
9. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phase 2, 3, & 4. Applicant: Megatel Homes, LLC.
10. Consider/Discuss/Action on the Preliminary Plat, Arden Park. Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capitol Management, LLC.
11. Consider/Discuss/Action on the Preliminary Plat, Canvas at Anna, Block A, Lot 1. Applicant: Ramesh Yenamaddi.

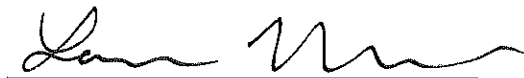
Items for Individual Consideration

12. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Applicant: Anna Town Square Partners I, LLC.

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. Applicant: Anna 1340 Holdings, LLC.
- B) Consider/Discuss/Action on the Concept Plan, District Community.
14. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP.
- B) Consider/Discuss/Action on the Concept Plan, Anna Town Center, Block A, Lot 5R.
- C) Consider/Discuss/Action on the Preliminary Replat, Anna Town Center, Block A, Lot 5R.
15. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1) with modified development standards for a self-storage; mini-warehouse facility. Applicant: Cross Point Church Anna.
- B) Consider/Discuss/Action on the Concept Plan, Blacklock Storage, Block A, Lot 1.
16. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 43.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Applicant: Anna Village, LLC.
- B) Consider/Discuss/Action on the Concept Plan, Dreamville Anna.
17. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial with modified development standards and SF-20 Single-Family Residence. Applicant: James E Hager Trust.
- B) Consider/Discuss/Action on the Concept Plan, Hager Ranch.

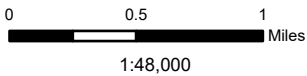
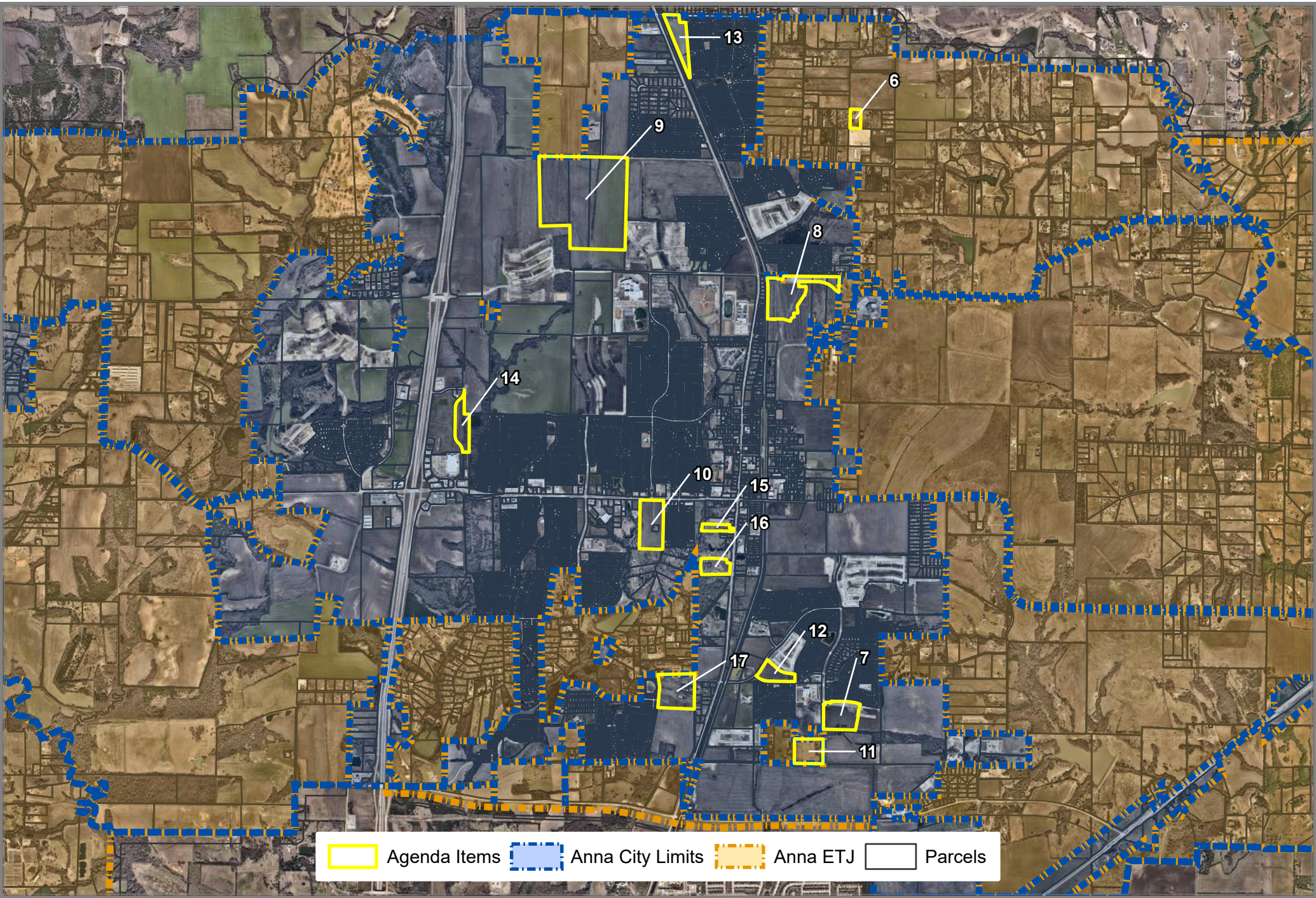
Adjourn

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. April 1, 2022.



Lauren Mecke
Planning Manager

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



City of Anna, April 4th, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 4/1/2022

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.





Item No. 5.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022

Applicant:

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the March 7, 2022 Planning & Zoning Commission Meeting.

SUMMARY:

DESCRIPTION:

March 7, 2022 Planning & Zoning Commission Meeting Minutes.

REMARKS:

ISSUES:

SUMMARY:

RECOMMENDATION:

ATTACHMENTS:

1. 03-07-2022 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
March 7, 2022

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

The meeting was called to order at 7:12 pm.

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

2. Invocation and Pledge of Allegiance

Commissioner Ogan gave the invocation and led the Pledge of Allegiance.

Before the Citizen Comment portion of the meeting was opened, Chairman Henke advised the room that the applicant for Agenda Item 12 had requested to table the item until the April Planning & Zoning Commission Meeting. Chairman Henke advised that the Commission will not be discussing the item until that time. Chairman Henke advised the audience that if they were in attendance this evening for this specific item and are unable to make the April P&Z meeting, they were welcome to speak when the item is opened to voice their concerns. He also advised the audience that if they can, in fact, attend in April it would be beneficial if they waited until then to voice their concerns.

Mr. Altobelli advised the Commission that when Agenda Item 12 is brought up this evening, he will provide some additional information as it relates to the tabling request made by the applicant as well as additional information for potential outreach meeting that the applicant is proposing for the neighbors.

An unknown neighbor spoke out and asked if they could receive the clarification because there were a lot of folks in attendance and a lot of misinformation that has been spread regarding the zoning case.

Mr. Altobelli advised that he would prefer to wait until the public hearing is opened because it is, in fact, a public hearing and it would be better to do so.

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 Ogan to recommend approval of consent items 5-10. The vote was unanimous.

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.

Ms. Tittle gave a brief presentation.

Chairman Henke asked staff if the only reason why the item was before them, seeing how it is located in the ETJ, was due to the fact that they have to adhere to the Subdivision Regulations.

Ms. Tittle advised yes.

Chairman Henke asked staff if the Fire Department was ok with the current width of the existing access drive.

Ms. Tittle advised that the Fire Department was amenable to the variance requests.

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

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

Mr. Altobelli gave a brief presentation and some background regarding the subject property. He also advised the Commission that staff had received a request by the applicant to table the item to the April 4th P&Z Commission Meeting. Mr. Altobelli also advised that the applicant will be holding a public meeting with the neighbors regarding their concerns. He also advised that the applicant was not requesting increased density nor was the applicant requesting a new use. The use is already allowed. The applicant's request is to modify some of the development standards. Mr. Altobelli also advised that staff would be sending out new notices as well as a fact sheet for social media to help clear up some of the questions.

The Public Hearing was opened at 7:31 p.m.

Mr. Arthur Robertson, residing at 1215 Tiana Street, filled out a speaker card in opposition to the request. Mr. Robertson advised that he was available to speak in April and will wait until then to do so.

Ms. Karla Beaty, residing at 2213 Nuehoff Drive, filled out a speaker card but did not indicate on the card whether she was for or against. She advised that she needed clarification on the request because the agenda states that it

was zoned C-2 General Commercial and the request is to change the zoning to C-2 General Commercial and MF-2 Multifamily. Ms. Beaty also advised that when she looked at the zoning map online, it indicated PD-C not residential.

Ms. Mecke advised that previous staff did not always label the multifamily areas as such. A lot of times they labeled it PD-C even if multifamily was allowed.

Ms. Beaty advised that the answer Ms. Mecke provided was even more confusing. She advised that she and other homeowners looked at the map and did their homework before purchasing their home, but that they should just accept the answer that previous staff didn't label it correctly?

Chairman Henke asked if he could clarify for Ms. Beaty that in order to know exactly what is allowed on the property, you would need to read the actual Planned Development that is hyperlinked to the information box on the map.

Ms. Beaty then asked why the agenda and notices read that the zoning was being changed from PD-C (Commercial) to PD-C and Multifamily.

Mr. Altobelli advised that there are many different uses allowed within the Planned Development and it would be quite lengthy if staff listed every use in the zoning. Mr. Altobelli also advised that the zoning map has the link that offers anyone the chance to read the Ordinance that is specifically associated with the Planned Development. Mr. Altobelli also advised that staff understands the confusion and will be sending out new notices along with additional information as it pertains to the zoning request.

Three unknown residents from the audience spoke out.

Chairman Henke advised the room that the only way to see what exactly the property is zoned for is to read the Planned Development that is associated with that particular property. He also advised staff that they should only label the map to say PD instead of anything else.

Ms. Tammy Snowden, residing at 2217 Nuehoff Drive, was next on the speaker card list but advised that she wishes to speak at the April meeting.

Ms. Elizabeth Hickey, residing at 623 Haven Drive, was next on the speaker card list but advised that she wishes to speak at the April meeting.

Mr. Wayne Marchand, residing at 639 Brook Drive, spoke in opposition of the zoning change and advised he was concerned about the possibility of Section 8 housing, HOA fees charged to him but not the apartments, the project would be an eyesore, too much lighting, and more traffic congestion.

Ms. Andrea Roberts, residing at 1220 Tiana Street, spoke in opposition of the rezoning change and advised she moved out of Plano because having the apartments next to bars and restaurants was for a younger crowd. Anna is about family life and that is why she moved here. She advised that she thinks everyone in the community should be notified about the rezoning changes that occur, not just residents within 200 feet.

Mr. James Chumley, residing at 612 Stars Drive, spoke in opposition of the rezoning change and advised that Sharp Street isn't big enough to hold more traffic. He also advised that when he moved into the Anna Town Square community he was shown and envisioned more quiet, fun, family stuff. Restaurants, splash pads for the kids, play areas. Never did he imagine more multifamily in the area.

Ms. Amanda Joseph, residing at 2403 Thayne Drive, was next on the speaker card list but advised that she wishes to speak at the April meeting.

Mr. Everett Parker, residing at 804 Westgate Court, spoke in opposition of the rezoning change and advised that he is concerned about the reduction of parking and people parking on the public roadways.

Ms. Ashley Bergerson, residing at 505 Maverick Street, spoke in opposition and advised she feels the developer is going to do whatever they want and not meet with neighbors. Ms. Bergerson suggested that the Commission delay any approval of the multifamily development until there is a solution to the traffic and roadways in the area.

Chairman Henke asked staff if TXDOT is the entity responsible for Highway 5 and if staff had met and discussed the traffic issue with them.

Mr. Altobelli advised that staff recently did some analysis on the traffic in the area and during the analysis it was noticed that the area met the requirements for a light. However, because of the rail crossing at the intersection the timing has to be in accordance with the any improvements that are associated within. Mr. Altobelli also advised that the Director of Public Works would be at the next meeting to discuss the findings of those improvements.

Ms. Amber Johnson, residing at 612 Haven Drive, spoke in opposition and advised that she was concerned about the reduced parking. She advised that most who can afford to live in Anna, drive out of the city to go to work. The City of Anna does not have public transportation and most homes have more than one vehicle. Ms. Johnson also explained that she does not want residents from the multifamily having no place to park and resulting into parking in the neighborhood.

Mr. Paul Wesebaum, residing at 1125 Tiana Street, spoke in opposition and recommended that staff do a traffic impact analysis study. He advised he is very concerned about the traffic and does not like the idea of cars parked along the right-of-way.

Mr. Nick Castillo, residing at 1205 Sharp Street, spoke in opposition to the rezoning proposal and advised that he also is concerned about traffic and that Sharp and Finley is a very congested corner. Mr. Castillo also advised that a new school is being built up the street which will only add to the traffic problem.

Mr. Scott Intrieri, residing at 611 Haven Drive, spoke in opposition to the rezoning request and advised that traffic is a major concern and that the developer is just going to do what he wants.

Ms. Amber Lyda, residing at 1245 Tiana Street, spoke in opposition to the rezoning request and advised that she spoke with every developer in her development and verified that no multifamily was going to be built around the subdivision. Ms. Lyda advised that is the reason why she purchased her home where she did and this was supposed to be her forever home. She also advised that when the high density residential comes in, it will tank the homes appraisal values. Ms. Lyda also advise that there have been eight accidents in the area due to the traffic problems. She would like to see the city put a pause on things until more homework is done before they approve.

Chairman Henke advised that the recommendation is to hold the Public Hearing open until the April 4, 2022 Planning & Zoning Commission Meeting when the Agenda Item will be heard.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend the item be tabled and the Public Hearing held open until the April 4, 2022 Planning & Zoning Commission Meeting. The vote was unanimous.

After the motion and recommendation was made, Mr. Glenn Brown, residing at 1209 Tiana Street, came up to the podium and explained that the developer had advised him and others that the area would be retail and commercial. Not multifamily.

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.

Ms. Tittle gave a brief presentation.

The Public Hearing was opened at 8:12 p.m.

The Public Hearing was closed at 8:13 p.m.

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

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

Ms. Tittle gave a brief presentation.

Chairman Henke asked about the screening.

Ms. Tittle Advised.

Chairman Henke asked about the right-of-way width.

Ms. Tittle advised.

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

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.

Ms. Mecke gave a brief presentation.

Mr. Dylan Blackshear, Cole and Associates, gave a brief presentation on behalf of the developer.

The Public Hearing was opened at 8:26 p.m.

An unknown neighbor spoke from the audience asking for the developer's information.

Mr. Altobelli advised the Chair that all questions and concerns should come through the Commission and that if anyone from the audience wishes to speak, that they fill out the speaker card and turn it in in order to do so.

Mr. Terrell Culbertson, residing at 10429 County Road 289, spoke in opposition to the request and advised that he understands that the development is coming, but he questions putting this type of development on that particular road. The traffic and speeding is a very big problem. Mr. Culbertson also asked if a study had been done on the property tax if this development were to come in.

Mr. Altobelli advised that there had not been a study done as it relates to this development plan.

Mr. Culbertson asked if the property was located within the flood plain.

Ms. Mecke answered yes.

Mr. Culbertson asked if there were plans for any of the flood plain to be preserved or part of a trail system.

Mr. Altobelli advised that the applicant has a proposed pond in the flood plain area. Mr. Altobelli also advised that the applicant is asking to annex into the city and if approved, they would have to comply and meet all of the regulations associated with that.

Mr. Culbertson asked if there was going to be any drainage issues for the neighboring properties.

Mr. Altobelli advised that any development would not be allowed to increase the flow of what is already existing. If the applicant increases that flow, they would be required detain that flow onsite.

Mr. Culbertson advised that he still has issues with the safety and traffic issues along the right-of-way.

Ms. Mecke explained to the Commission that the applicant is required, during platting, to dedicate an extra 20 feet for future right-of-way when the road expands.

Mr. Mike Hendricks, residing at 311 Wilcoxson, Farmersville, spoke in opposition to the variance requests that the applicant has made along with the development in general. He advised that he does not want the development so

close to his property. Mr. Hendricks also advised that he does not understand why the applicant is asking for the variance requests and does not think the Commission should give them the variances. That there is no reason for them. He also does not think the City of Anna needs any more multifamily products.

Ms. Mecke advised that if the development is approved, the applicant would be required to have masonry around the trash compactor. Also, that the applicant is requesting the same setbacks that are designated for the SF-60 Single-Family zoning.

Ms. Atilla Tamesvary, residing at 9830 County Road 288, spoke in opposition and advised that she was concerned about the density moving into the area. She was under the impression that the area was zoned for 1 acre lots. Ms. Tamesvary also advised that she has a lot of concerns about the traffic along the right-of-way and accidents that have already occurred. She asked if an environmental study has been done because she has concerns about the wildlife in the area.

Chairman Henke advised that he had a letter in opposition to the request from a Shawn Smith. After noticing that Mr. Shawn Smith was not in attendance, Chairman Henke read that Mr. Smith was opposed due to the deadly traffic that already exists. He also read that Mr. Smith advised that there is currently no city services in the area and he would prefer the area remain ranching and agricultural.

Mr. Travis Edon, residing at 10030 County Road 288, spoke in opposition and advised he is concerned about the traffic, endangered wildlife, and concerns about the storms that come through and drainage it may cause. He also advised he was under the impression that the area would have at least one acre lots.

Mr. James Chumley, residing at 612 Stars Drive, asked if the fire lanes, shown on the plan, were wide enough for our fire trucks.

Chairman Henke advised yes.

Mr. Chumley asked what the side yard and rear yard setbacks were going to be.

Mr. Altobelli advised that the buildings themselves have to maintain a 10-foot separation between buildings. He also advised that the applicant is requesting to have a smaller courtyard. He also advised the applicant is requesting a 20-foot setback. Mr. Altobelli also advised that the applicant come to the podium to address any of the development questions that Mr. Chumley has.

Mr. Blackshear came to the podium and answered Mr. Chumley's questions regarding setbacks.

Mr. Chumley then asked about the amenities and where they would be located onsite.

Mr. Blackshear advised.

Mr. Chumley then asked for clarification for the definition of multifamily.

Mr. Altobelli read the definition as it is written in our ordinance.

Mr. Chumley asked if the developer would have a leasing office.

Chairman Henke advised Mr. Chumley that all of his questions would be best suited for the site plan and development plan stages of the development and reminded him that this was for zoning.

Mr. Chumley then advised that he opposes the applicant's zoning request.

Mr. Everett Parker, residing at 804 Westgate Court, spoke in opposition and asked for clarification that the city utility line extensions would be paid for by the developer and not the residents.

Chairman Henke advised the extension of the lines would be paid for by the developer.

Mr. Parker then expressed how we should bring in all of these developments and let them all start building and do what they want.

Chairman Henke then advised Mr. Parker that there was no need to be sarcastic.

Mr. Parker advised that he is concerned about all of the growth and he would prefer that the city slow down and think about things before approving them.

Ms. Elizabeth Betty Sharp, residing at 10282 County Road 288, spoke in opposition to the applicants request advising that she has concerns about the growth and how there should be more parks and wildlife and environmental areas for the residents to enjoy. She also advised that there is a problem with traffic and it will cause deaths if this development is approved. Ms. Sharp also expressed that the City of Anna does not have enough parks and nature areas for everyone to come to and enjoy. She recommended a nature educational center and gave the example of the nature preserve in Plano.

Ms. Mecke advised that she received Ms. Sharp's email but it accidentally got placed in with another zoning case. Ms. Mecke apologized for that and ensured it would be corrected. She also read the last paragraph of the sent in letter to ensure it was recognized and on the record.

Mr. Blackshear spoke to address some of the neighbor's concerns.

Mr. Norris Mantooth, residing at 1209 Carinna Drive, spoke against multifamily as a whole. He also advised that he would like the Commission to really think about the fact that the city is being overrun by multifamily developments and Anna does not need another one.

The Public Hearing was closed at 9:33 p.m.

Commissioner Wenzel advised that he voted to approve the item when it came before them the first time. But after hearing the residents concerns, he would prefer that it remain ranching and agricultural and will be voting to deny to zoning case.

Chairman Henke advised that he voted against it last time, but after taking a closer look at the Future Land Use Plan he feels this is a use that fits that plan.

Commissioner Rubits explained that, although it fits with the Future Land Use Plan, he has concerns about the use. He then asked staff if the applicant will proceed forward if they are denied considering they are located in the ETJ.

Mr. Altobelli advised that with the property being located in the ETJ, the applicant has every right to develop without Planning and Zoning approval.

Ms. Mecke advised the Commission that State Law indicates that the Commission needs to make a recommendation on zoning, but that the annexation will be going before Council at the same time as the zoning portion.

A motion was made by Commissioner Wenzel, seconded by Commissioner Patterson-Herndon to recommend denial of the zoning request. The vote was 3-2 with Chairman Henke and Commissioner Rubits voting to approve the zoning request.

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

Ms. Mecke advised that this would be a no action item since the zoning case was denied.

Chairman Henke advised, on the record, that this item will be a no action item.

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.

Ms. Mecke gave a brief presentation.

Chairman Henke asked staff if there is any kind of percentage in our ordinance that should be met for a different mixture/ratio for the types of homes in a development.

Ms. Mecke advised no but that the Commission could direct staff to have that as an item in the future.

Mr. Jim Douglas, applicant with Bloomfield Homes, provided a brief presentation.

The Public Hearing was opened at 9:51 p.m.

Mr. James Chumley, residing at 612 Stars Drive, addressed the Commission by advising that the residents of Anna are not opposed to multifamily but that they just want to see multifamily in areas which are a better fit.

The Public Hearing was closed at 9:52 p.m.

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

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

Ms. Mecke gave a brief presentation.

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

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.

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 9:59 p.m.

Mr. Tyler Adams, the applicant's representative from Greenlight, gave a brief presentation and answered any questions that the Commission had.

Mr. Paul Wesebaum, residing at 1125 Tiana Street, came to the podium to ask a question directed at the developer.

Mr. Adams answered the question.

The Public Hearing was closed at 10:07 p.m.

Commissioner Patterson-Herndon asked for more clarification pertaining to the retention pond and open space.

Ms. Mecke answered.

Mr. Altobelli advised the Commission of the intent of the developer as it relates to the entire development as a whole, the hike and bike trail, the open space, and the proposal to activate the area.

Commissioner Rubits expressed concerns regarding promises made by developers for open space and trails, but they never come.

Ms. Mecke advised that they could add a stipulation for it as part of their recommendation if the Commission chooses.

Commissioner Rubits expressed that he still had concerns about the developer using a retention pond as part of their required open space.

A motion was made by Chairman Henke, seconded by Commissioner Patterson-Herndon to recommend approval of the zoning request. The vote was unanimous.

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.

Ms. Mecke gave a brief presentation.

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

Adjourn

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Wenzel to adjourn the meeting. The vote was unanimous. The meeting adjourned at 10:26 p.m.

Donald Henke
Planning and Zoning Commission Chairman

ATTEST:



Item No. 6.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022

Applicant: Christian Martinez

AGENDA ITEM:

Consider/Discuss/Action on the Development Plat, Martinez Manor, Block A, Lot 1.
Applicant: Christian Martinez.

SUMMARY:

DESCRIPTION:

Development Plat

REMARKS:

ISSUES:

SUMMARY:

Single-family residence and 3 accessory buildings on one lot on 5.0± acres located on the north side of Grasshopper Lane, 1,095± feet west of County Road 376. Located within the Extraterritorial Jurisdiction (ETJ).

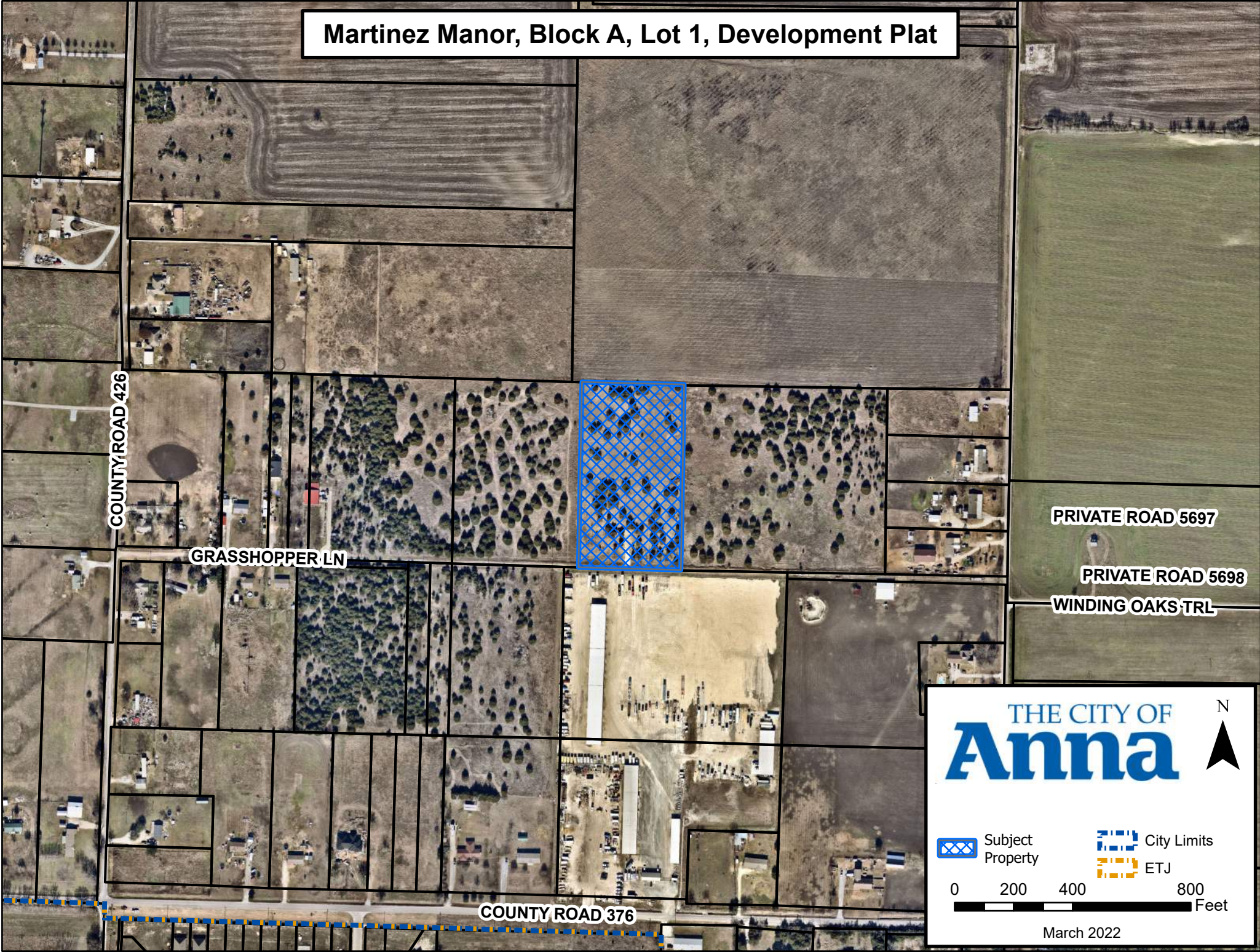
RECOMMENDATION:

The Development Plat is in conformance with the city's Subdivision Regulations.

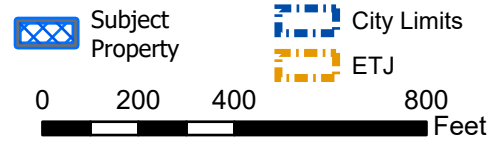
ATTACHMENTS:

1. Martinez Manor Locator Map
2. PZ - STAFF REPORT (DP) Martinez Manor, Block A, Lot 1
3. Exhibit A - Martinez Manor DP

Martinez Manor, Block A, Lot 1, Development Plat



THE CITY OF
Anna



March 2022

CITY OF ANNA

Planning & Zoning Commission

April 4, 2022

Development Plat: Martinez Manor, Block A, Lot 1

Applicant: Christian Martinez

AGENDA ITEM:

Consider/Discuss/Action on the Development Plat, Martinez Manor, Block A, Lot 1.

SUMMARY:

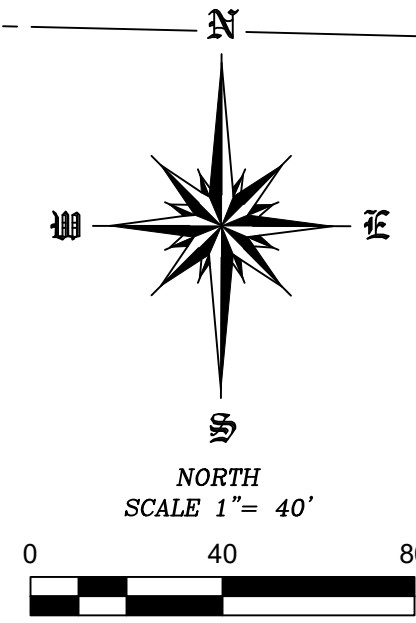
Single-family residence and 3 accessory buildings on one lot on 5.0± acres located on the north side of Grasshopper Lane, 1,095± feet west of County Road 376. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

The Development Plat is in conformance with the city's Subdivision Regulations.

ATTACHMENTS:

Locator
Exhibit



LEGEND
C.M. = CONTROLLING MONUMENT
CIRF = CAPPED 1/2" IRON ROD FOUND STAMPED (4888)
IRF = IRON ROD FOUND
□ = FENCE POST
⊙ = GAS PIPELINE SIGN
⌵ = POWER POLE
⊕ = WATER METER
⊗ = WATER VALVE

CALLLED 6.516 ACRES
ANTONIO MORALES
C.C. NO. 20180402000389600
O.P.R.C.C.T.

50' CROSSTEX NORTH TEXAS
PIPELINE EASEMENT
VOLUME 6057, PAGE 3587
O.R.C.C.T.

CALLLED 41.813 ACRES
ALP INVESTORS LP
C.C. NO. 20060322000377610
O.P.R.C.C.T.

LEGAL DESCRIPTION

BEING a tract of land situated in the Robert Whitaker Survey, Abstract No. 1011, Collin County, Texas and being all of a called 5.001 acre tract of land conveyed to Christian Martinez as recorded County Clerk No. 20170411000459960 of the Official Public 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 "4888" found for the southwest corner of the called 5.001 acre tract of land, and said iron rod being the southeast corner of a called 6.516 acre tract of land conveyed to Antonio Morales as recorded in County Clerk No. 20180402000389600 of the Official Public Records of Collin County, Texas;

THENCE N 01°03'23" E with the east line of the called 6.516 acre tract of land a distance of 628.24' to a 1/2" iron rod found for the northeast corner of the called 6.516 acre tract of land, and said iron rod being in the south line of a called 41.813 acre tract of land conveyed to ALP Investors, L.P., as recorded in County Clerk No. 20060322000377610 of the Official Public Records of Collin County, Texas;

THENCE S 88°35'30" E with the south line of the called 41.813 acre tract of land a distance of 346.54' to a 1/2" iron rod found for the northeast corner of the called 5.001 acre tract of land, and said iron rod being the northwest corner of a called 10.000 acre tract of land conveyed to JB Software & Consulting, Inc. as recorded in County Clerk No. 20160628000817830 of the Official Public Records of Collin County, Texas;

THENCE S 01°01'44" W with the west line of the called 10.000 acre tract of land a distance of 628.67' to a 1/2" iron rod found for the southwest corner of the called 41.813 acre tract of land;

THENCE N 88°31'15" W a distance of 346.84' to the POINT OF BEGINNING, and containing 217,871 Square Feet or 5.002 acres of land

SURVEYORS CERTIFICATE

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

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



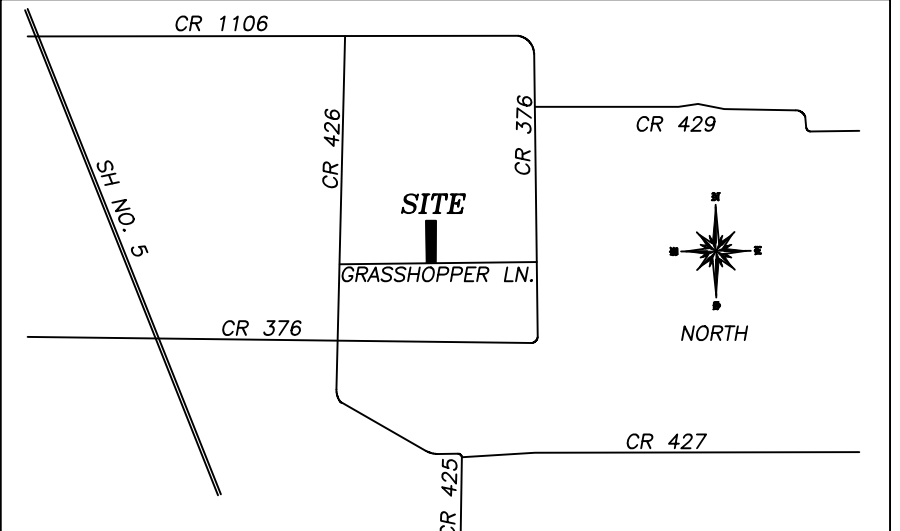
CERTIFICATE OF APPROVAL

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

(Mayor)

City Secretary

EXHIBIT A



VICINITY MAP
NOT TO SCALE

**DEVELOPMENT PLAT
MARTINEZ MANOR
BLOCK A, LOT 1
BEING 5.002 ACRES OUT OF THE
ROBERT WHITAKER SURVEY
ABSTRACT NO. 1011
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS**

OWNER
CHRISTIAN MARTINEZ
1303 NORTHSIDE DR.
CARROLLTON, TEXAS 75006
(478) 320-6536

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-6200
FIRM NO. 10069500

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 3 months of the date of this survey.
5. The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
6. Existing water service to this site is provided by South Grayson Water Supply Corporation.
7. Sanitary Sewer be an OSSF system on site.
8. Existing electric is provided by Grayson-Collin Electric Company.
9. Solid waste will be provided through a private solid waste company.
10. Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.
11. The Agreed Judgment (for access) filed under C.C. No. 20160510000567490, O.P.R.C.C.T. is in favor of the plaintiff Paula Powell. However, also included in the Document is a second Agreed Judgment (for implied dedication 50' wide for public road).

15' WATER LINE EASEMENT
VOLUME 1122, PAGE 192
O.R.C.C.T.
(LOCATION BASED OFF
THE LOCATION OF THE
ON-SITE WATER VALVE)

CALLLED 10.28 ACRES
PEPPER FAMILY PSHP LTD.
VOLUME 4577, PAGE 3016
O.P.R.C.C.T.

50' ACCESS EASEMENT
AGREE JUDGMENT
(ACCESS EASEMENT)
(IMPLIED DEDICATION)
C.C. NO. 20160510000567490
O.P.R.C.C.T.

FLOOD NOTE:

Said described property is located within an area having a Zone Designation "X" (Unshaded) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48085C070 J, with an identification date of June 2, 2009, for Community Number 480782, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the Premises is situated.





Item No. 7.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Gehan Homes, Ltd.

AGENDA ITEM:

Consider/Discuss/Action on the Final Plat, Anna Ranch, Phase 1B. Applicant: Gehan Homes, Ltd.

SUMMARY:

DESCRIPTION:

Final Plat

REMARKS:

ISSUES:

SUMMARY:

83 Single-family dwelling, 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 Residence-60 (Ord. No. 323-2007).

The purpose of the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

RECOMMENDATION:

The Final Plat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Anna Ranch Phase 1B Locator Map
2. PZ - STAFF REPORT (FP) Anna Ranch, Phase 1B
3. Exhibit A (FP) Anna Ranch Phase 1B

Anna Ranch, Phase 1B, Final Plat



CITY OF ANNA

Planning & Zoning Commission

April 4, 2022

Final Plat: Anna Ranch, Phase 1B

Applicant: Gehan Homes, Ltd.

AGENDA ITEM:

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

SUMMARY:

83 Single-family dwelling, 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 Residence-60 (Ord. No. 323-2007).

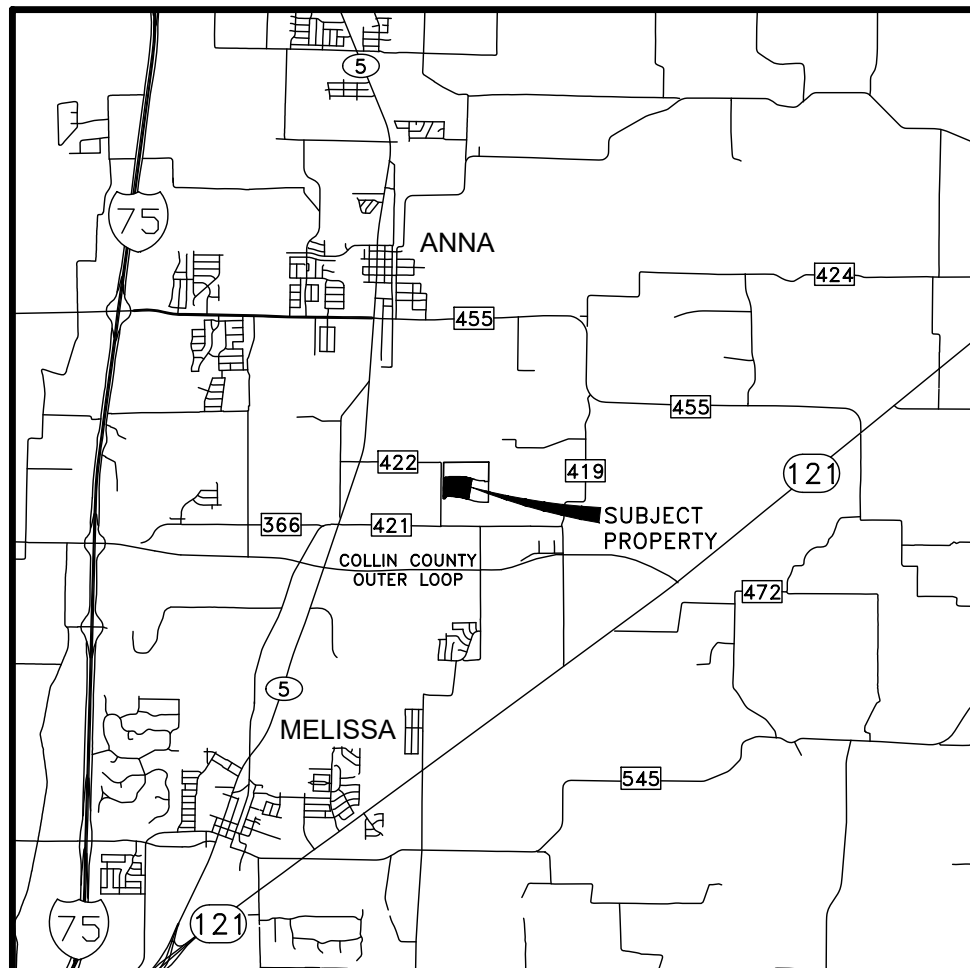
The purpose of the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

RECOMMENDATION:

The Final Plat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

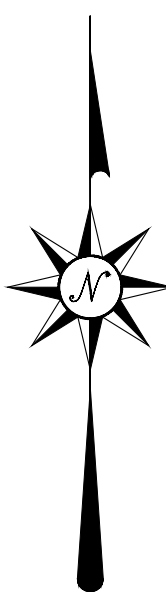
ATTACHMENTS:

Locator
Exhibit

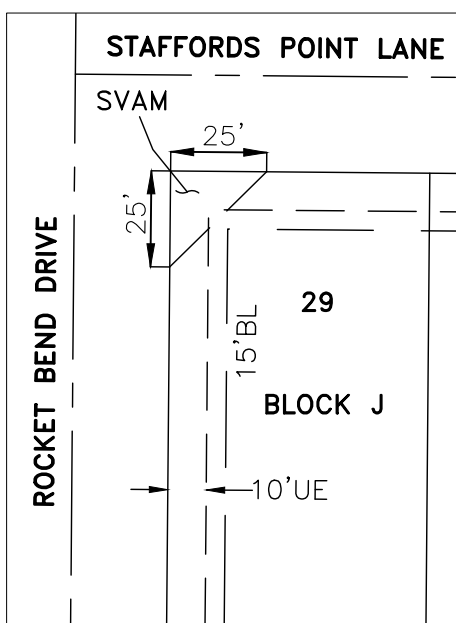


VICINITY MAP
NOT TO SCALE

ANNA ELEMENTARY NO. 3
C.C.# 2018-253
P.R.C.C.T.



DETAIL A

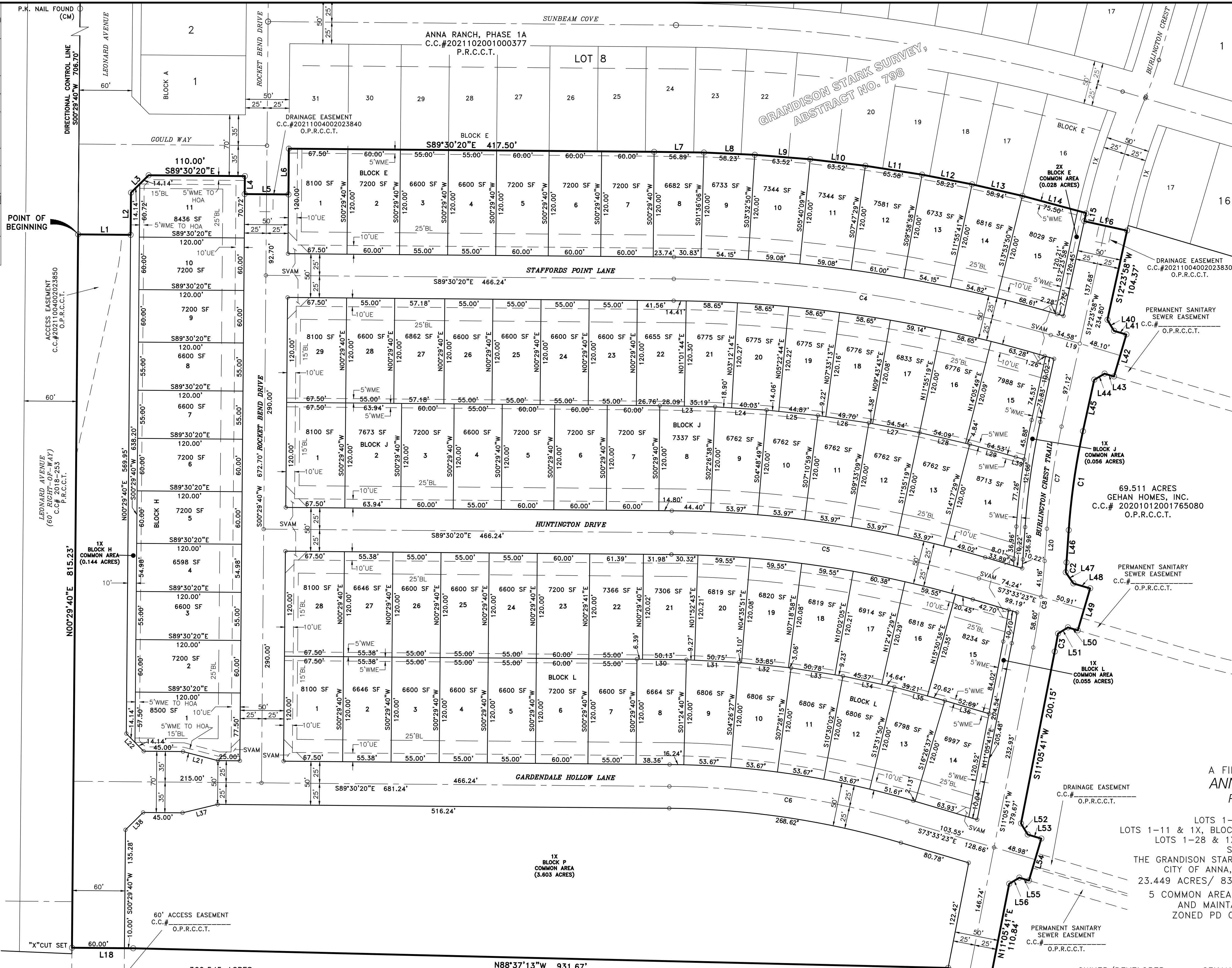


NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORRS ARP (PID-DF8982), AND DENTON CORRS ARP (PID-DF8986).
- ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS, AND WILL MAINTAIN MEDIAN AREA ON GARDENDALE HOLLOW LANE.
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C0160J, DATED JUNE 2, 2009.
- WALLS OVER 4 FEET IN HEIGHT SHALL BE OWNED AND MAINTAINED BY THE HOA. IRON FENCING IS TO BE OWNED AND MAINTAINED BY THE HOA.

LEGEND

IRF	IRON ROD FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
HOA	HOME OWNER'S ASSOCIATION
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SVAM	25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
CM	CONTROLLING MONUMENT



LINE	BEARING	DISTANCE
L1	S89°30'20"E	60.00'
L2	N00°29'40"W	48.25'
L3	N45°29'40"E	28.28'
L4	S00°29'40"W	20.50'
L5	S89°30'20"E	50.00'
L6	N00°29'40"E	52.30'
L7	S89°10'59"E	56.89'
L8	S87°25'32"E	58.23'
L9	S85°23'30"E	63.52'
L10	S83°16'11"E	63.52'
L11	S81°06'47"E	65.58'
L12	S79°02'41"E	58.23'
L13	S77°05'15"E	58.94'
L14	S74°57'24"E	75.47'
L15	S12°23'58"W	9.99'
L16	S77°34'19"E	50.00'
L17	N75°21'13"W	50.10'
L18	N89°30'20"W	70.00'
L19	S73°33'23"E	59.64'
L20	S03°57'01"W	36.96'
L21	N75°28'09"W	41.23'
L22	N44°30'20"W	28.28'
L23	S88°45'31"E	63.28'
L24	S86°22'16"E	58.93'
L25	S84°00'06"E	58.93'
L26	S81°37'56"E	58.93'
L27	S79°15'46"E	58.93'
L28	S76°53'36"E	58.93'
L29	S74°36'36"E	54.65'
L30	S89°21'30"E	56.52'
L31	S87°04'27"E	60.01'
L32	S84°02'39"E	60.01'
L33	S81°00'51"E	60.01'
L34	S77°59'04"E	60.01'
L35	S74°57'40"E	59.83'
L36	S73°33'18"E	52.69'
L37	S76°27'30"W	41.23'
L38	S45°29'40"W	28.28'
L39	S73°33'23"E	9.88'
L40	N03°38'42"W	14.65'
L41	S73°33'23"E	14.78'
L42	N16°26'37"E	50.00'
L43	N73°33'23"W	11.24'
L44	N59°29'54"E	13.65'
L45	S12°23'58"W	60.29'
L46	N03°57'01"E	36.96'
L47	S34°26'03"E	15.41'
L48	S73°33'23"E	20.04'
L49	S16°26'37"W	50.00'
L50	S73°33'23"E	11.80'
L51	S58°08'36"W	13.29'
L52	N31°13'51"W	14.79'
L53	S73°33'23"E	16.21'
L54	S16°26'37"W	50.00'
L55	N73°33'23"W	11.49'
L56	N56°54'23"E	13.50'

A FINAL PLAT OF
ANNA RANCH
PHASE 1B
OF

LOTS 1-15, 2X, BLOCK E
LOTS 1-11 & 1X, BLOCK H; LOTS 1-29 & 1X, BLOCK J
LOTS 1-28 & 1X, BLOCK L; 1X, BLOCK P
SITUATED IN

THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
23.449 ACRES/ 83 RESIDENTIAL LOTS SF-B &
5 COMMON AREA LOTS/DEVELOPER OWNED
AND MAINTAINED OPEN SPACES
ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER:

GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY,
SUITE 300
ADDISON, TEXAS 75001
PHONE: (972) 383-4300

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382



Date: MARCH 2022 JOB NO. 0020 SHEET 1 OF 2

ANNA RANCH - PHASE 1B

STATE OF TEXAS ()
COUNTY OF COLLIN ()

WHEREAS GEHAN HOMES, INC. IS THE SOLE OWNER OF A 23.449 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 69.511 ACRE TRACT OF LAND, CONVEYED TO GEHAN HOMES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2021012001765080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 23.449 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 (PD-D98982), AND DENTON CORS ARP (PD-D98988), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE SOUTHWEST CORNER OF ANNA RANCH, PHASE 1A, AN ADDITION TO THE CITY OF ANNA AS RECORDED IN COUNTY CLERK'S FILE NO. 2021102001000377, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A P.K. NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 60' RIGHT-OF-WAY, AND A COMMON SOUTHEAST CORNER OF A LEONARD AVENUE (A 120' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 20170222000232590, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING A COMMON ELL CORNER OF ANNA CROSSING PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-884, PLAT RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 706.70 FEET;

THENCE, OVER AND ACROSS SAID 69.511 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID ANNA RANCH PHASE 1A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 48.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 28.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 20.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 52.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 417.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 56.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 58.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 63.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 16 MINUTES 11 SECONDS EAST, A DISTANCE OF 63.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 65.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 02 MINUTES 41 SECONDS EAST, A DISTANCE OF 58.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 58.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 74 DEGREES 57 MINUTES 24 SECONDS EAST, A DISTANCE OF 75.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 23 MINUTES 58 SECONDS WEST, A DISTANCE OF 9.59 FEET TO; A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 69.511 ACRE TRACT, DEPARTING SAID SOUTH LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 12 DEGREES 23 MINUTES 58 SECONDS WEST, A DISTANCE OF 104.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 34 MINUTES 42 SECONDS EAST, A DISTANCE OF 14.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 14.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 26 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 11.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 59 DEGREES 29 MINUTES 54 SECONDS WEST, A DISTANCE OF 13.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 23 MINUTES 58 SECONDS WEST, A DISTANCE OF 60.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 57 SECONDS, A RADIUS OF 775.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 114.18 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 114.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA" SET FOR CORNER;

SOUTH 03 DEGREES 57 MINUTES 01 SECONDS WEST, A DISTANCE OF 36.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 47 MINUTES 14 SECONDS, A RADIUS OF 825.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 04 DEGREES 20 MINUTES 38 SECONDS WEST, A DISTANCE OF 11.33 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA" SET FOR CORNER;

SOUTH 34 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 15.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 26 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 11.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 58 DEGREES 08 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 27 MINUTES 19 SECONDS, A RADIUS OF 825.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 22 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.95 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA" SET FOR CORNER;

SOUTH 11 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 200.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 31 DEGREES 13 MINUTES 51 SECONDS EAST, A DISTANCE OF 14.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 16.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 26 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 11.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 58 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 13.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 11 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 110.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF 50.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 37 MINUTES 13 SECONDS WEST, A DISTANCE OF 931.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A "X" CUT SET ON THE EAST RIGHT-OF-WAY LINE OF THE AFORESAID LEONARD AVENUE;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 69.511 ACRE TRACT, A DISTANCE OF 815.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 23.449 ACRES (1,017,509 SQUARE FEET) OF LAND.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **GEHAN HOMES**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **ANNA RANCH, PHASE 1B**, 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 ARTS 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 2021.

GEHAN HOMES, LTD.

BY: _____
TITLE: _____

STATE OF TEXAS ()
COUNTY OF _____ ()

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN _____, 20____, AND THAT ALL CORNERS ARE AS SHOWN.

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

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574



DATE: _____

STATE OF TEXAS ()
COUNTY OF _____ ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS ()
COUNTY OF COLLIN ()

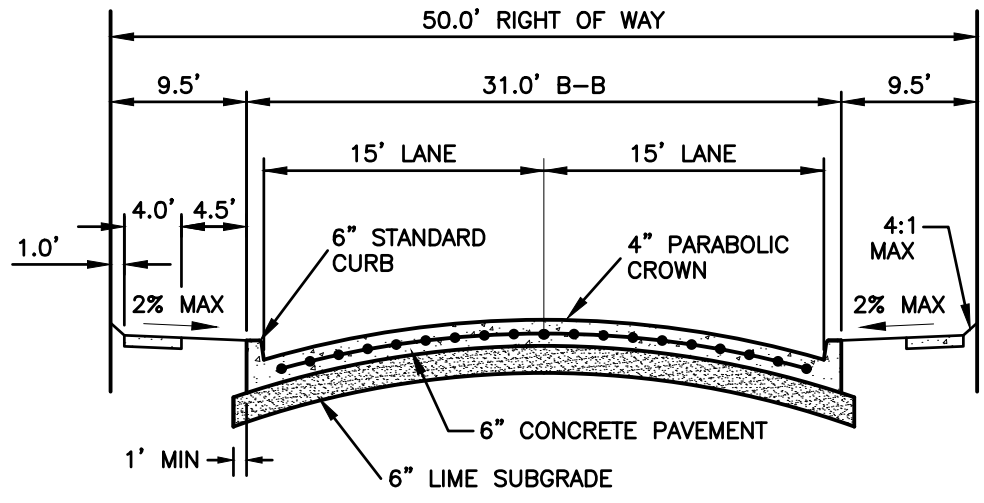
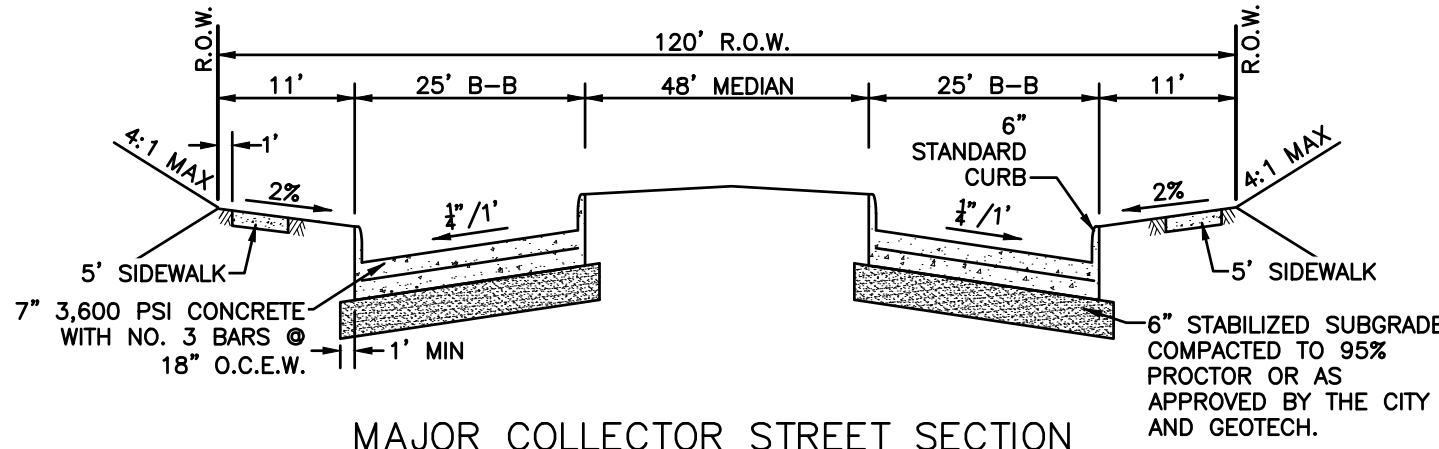
I, _____, MAYOR, CITY OF ANNA, COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DEDICATION WAS APPROVED BY THE CITY OF ANNA, TEXAS, FOR FILING IN THE MAP OR DEED RECORDS OF COLLIN COUNTY, TEXAS ON THE ____ DAY OF _____, A.D. 20 ____.

MAYOR
CITY OF ANNA, TEXAS

ATTEST:

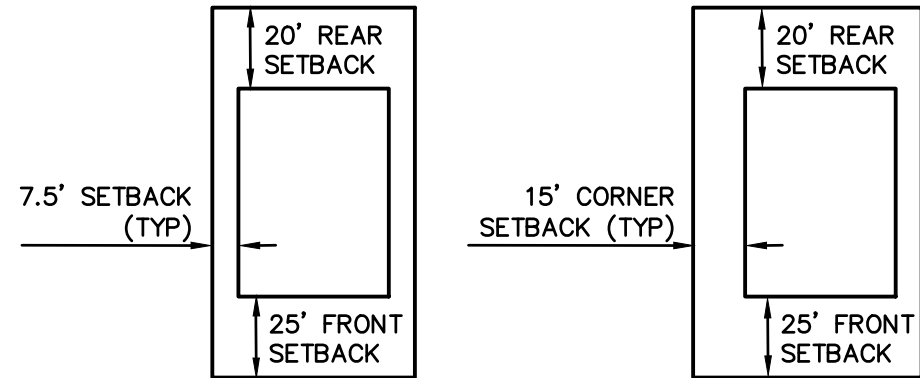
CITY SECRETARY
CITY OF ANNA, TEXAS

SF-B	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,600 Square Feet	6,000 Square Feet
Minimum Width	55 Feet	50 Feet
Minimum Depth	100 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,600 Square Feet	1,600 Square Feet



NOTE:
PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.

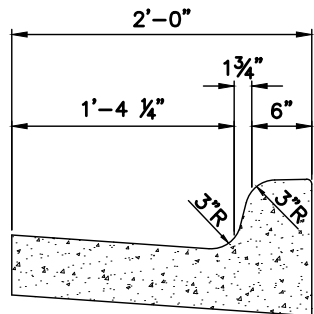
LOCAL RESIDENTIAL STREET SECTION



STANDARD LOT

CORNER LOT

TYPICAL LOT SETBACKS



STANDARD CURB AND GUTTER

A FINAL PLAT OF
ANNA RANCH
PHASE 1B
OF
LOTS 1-15, 2X, BLOCK E
LOTS 1-11 & 1X, BLOCK H; LOTS 1-29 & 1X, BLOCK J
LOTS 1-28 & 1X, BLOCK L; 1X, BLOCK P
SITUATED IN
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
23.449 ACRES/ 83 RESIDENTIAL LOTS SF-B &
5 COMMON AREA LOTS/DEVELOPER OWNED
AND MAINTAINED OPEN SPACES
ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY,
SUITE 300
ADDISON, TEXAS 75001
PHONE: (972) 383-4300

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382



Date: MARCH 2022 JOB NO. 0020 SHEET 2 OF 2



Item No. 8.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Scot Albert / TFCC
Coyote LLC (Starlight Homes).

AGENDA ITEM:

Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1A. Applicant: Scot Albert / TFCC Coyote LLC (Starlight Homes).

SUMMARY:

DESCRIPTION:

Final Plat

REMARKS:

ISSUES:

SUMMARY:

61 Single-family dwelling, detached lots, 103 single-family dwelling, attached lots, and 5 common area lots on 41.7± acres located on the south side of Rosamond Parkway, 245± feet east of State Highway 5. Zoned: Planned Development-Single-Family Residence-60/Single-Family Residence – Zero Lot Line Homes/Townhome District (PD-SF-60/SF-Z/SF-TH) (Ord. No. 957-2022).

The purpose of the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

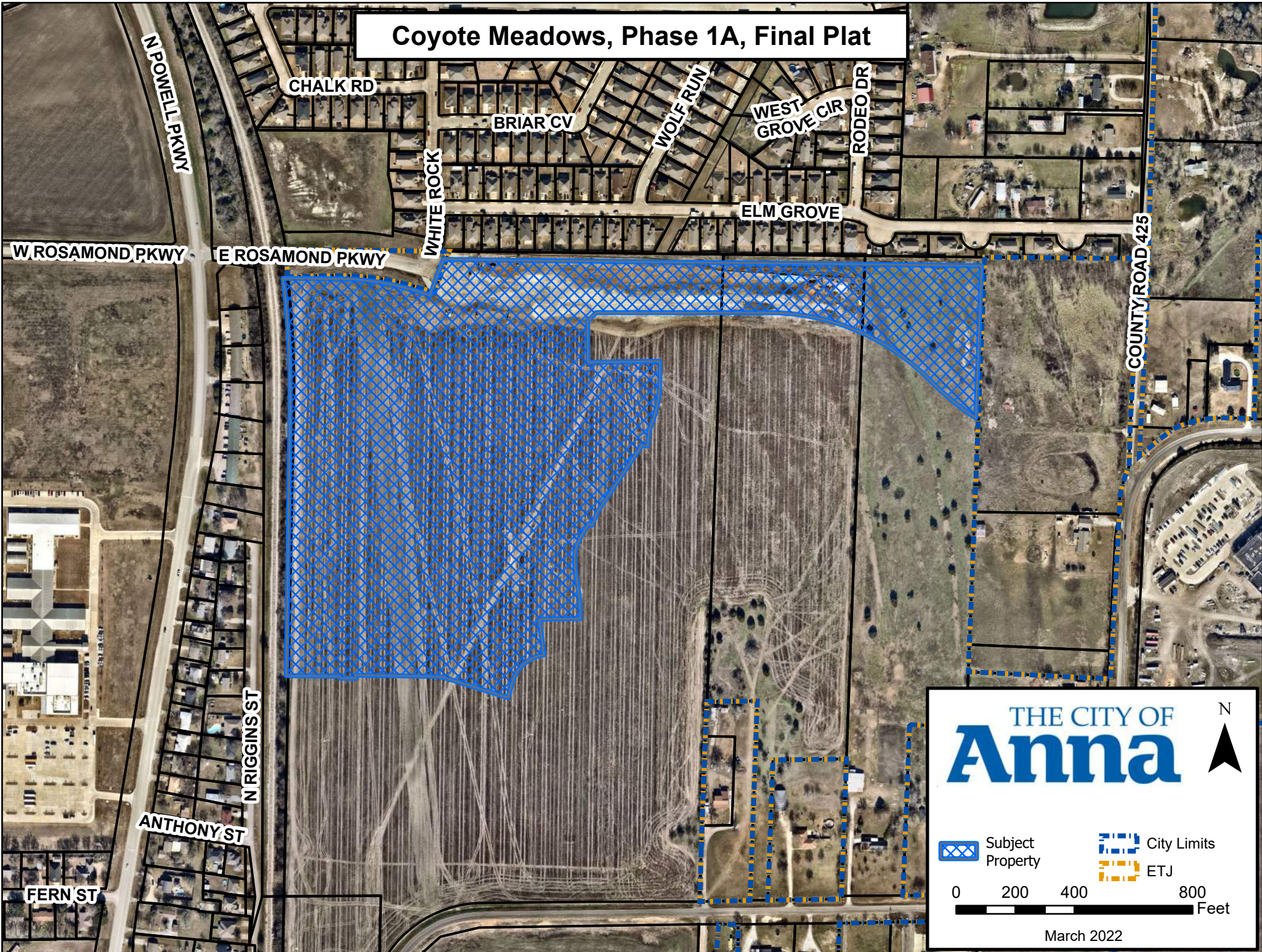
RECOMMENDATION:

The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Coyote Meadows Ph 1A Locator Map
2. PZ - STAFF REPORT (FP) Coyote Meadows, Phase 1A
3. Exhibit A - Coyote Meadows Phase 1A - Final Plat

Coyote Meadows, Phase 1A, Final Plat



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 200 400 800 Feet

March 2022

CITY OF ANNA

Planning & Zoning Commission

April 4, 2022

Final Plat: Coyote Meadows, Phase 1A

Applicant: Scot Albert / TFCC Coyote LLC (Starlight Homes)

AGENDA ITEM:

Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1A.

SUMMARY:

61 Single-family dwelling, detached lots, 103 single-family dwelling, attached lots, and 5 common area lots on 41.7± acres located on the south side of Rosamond Parkway, 245± feet east of State Highway 5. Zoned: Planned Development-Single-Family Residence-60/Single-Family Residence – Zero Lot Line Homes/Townhome District (PD-SF-60/SF-Z/SF-TH) (Ord. No. 957-2022).

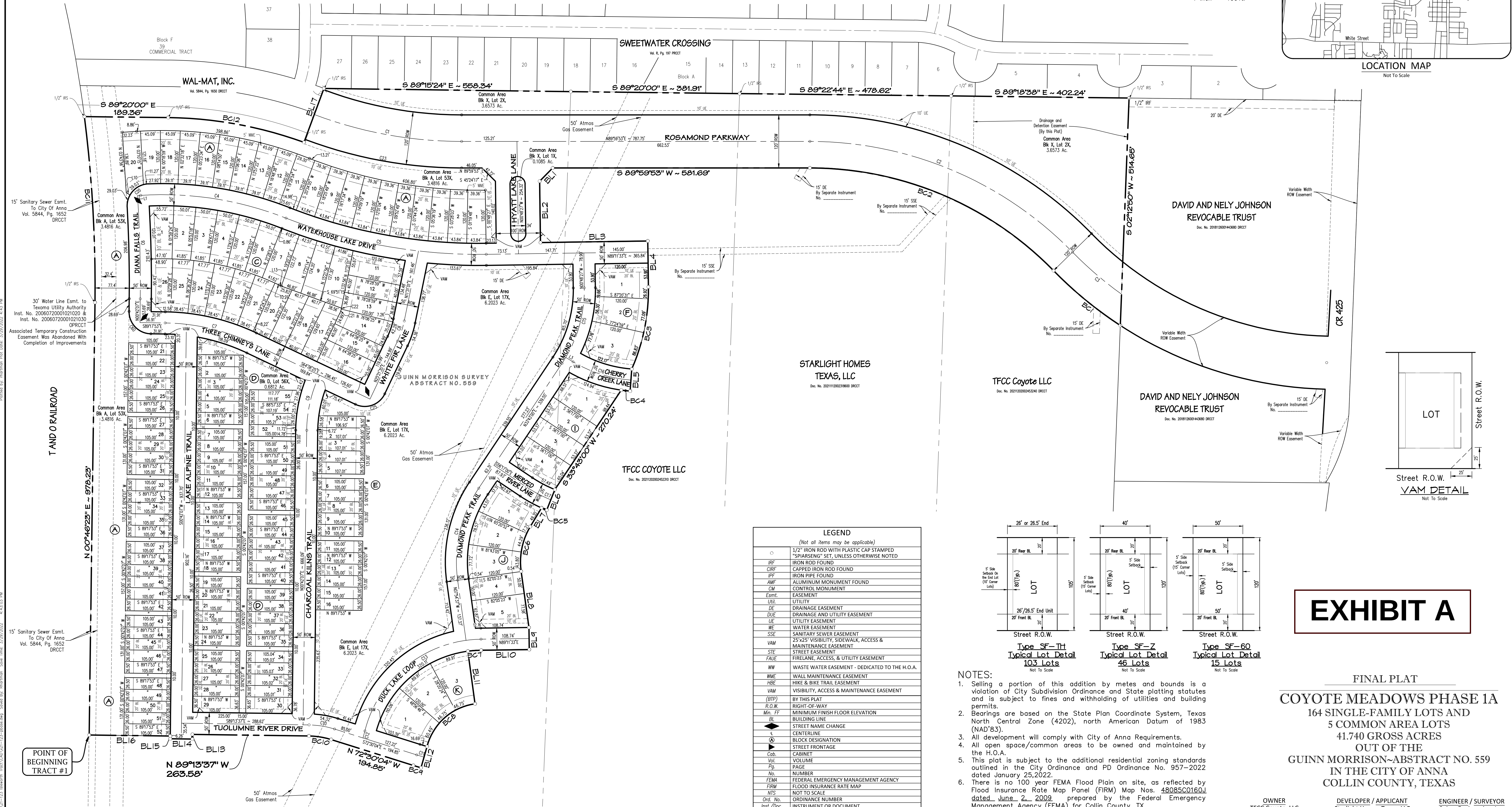
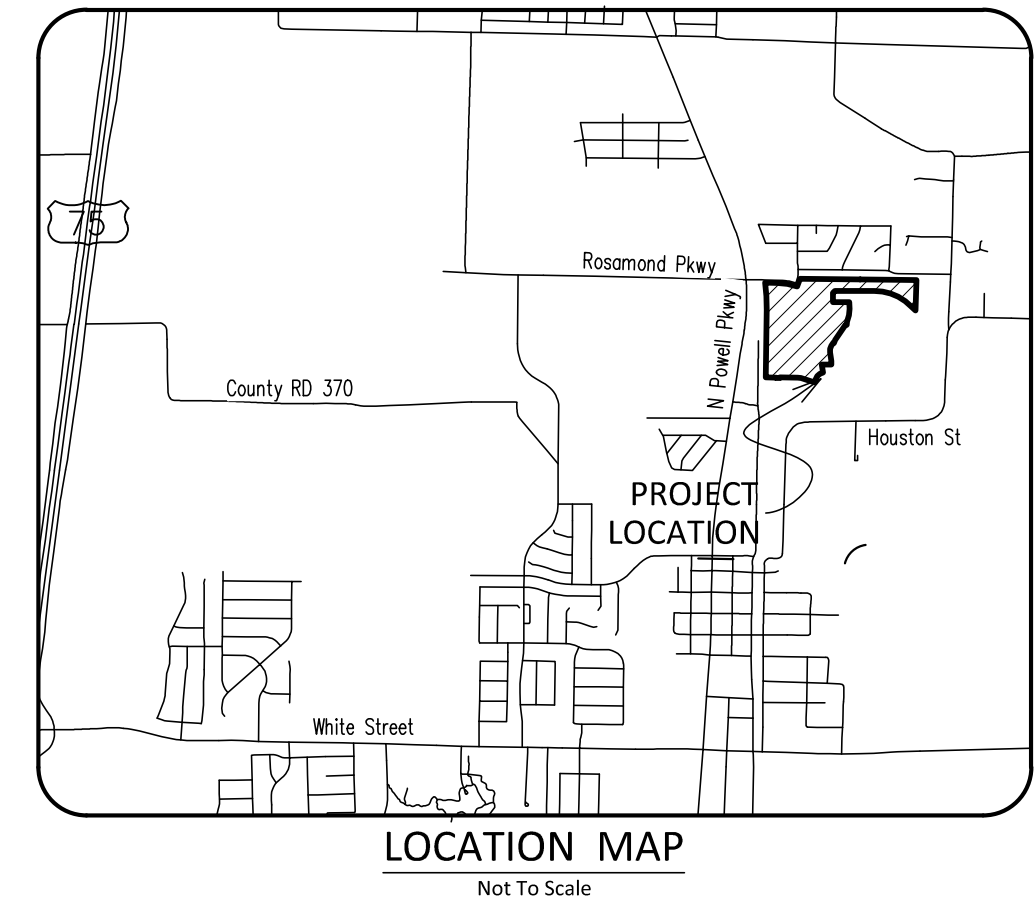
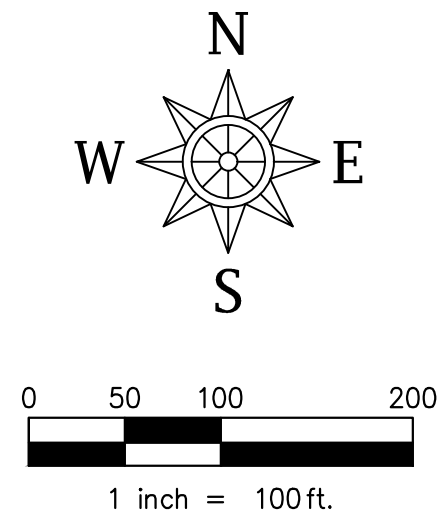
The purpose of the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

RECOMMENDATION:

The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



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

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
- All development will comply with City of Anna Requirements.
- All open space/common areas to be owned and maintained by the H.O.A.
- This plat is subject to the additional residential zoning standards outlined in the City Ordinance and PD Ordinance No. 957-2022 dated January 25, 2022.
- There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
- Screening and retaining walls located within a wall maintenance easement to be owned and maintained by the H.O.A.
- Blk. A, Lot 53X; Blk. D, Lot 56X; Blk. E, Lot 17X; Blk. X, Lots 1X & 2X; will grant access to owners for fence maintenance by this plat.

EXHIBIT A

FINAL PLAT

COYOTE MEADOWS PHASE 1A
164 SINGLE-FAMILY LOTS AND
5 COMMON AREA LOTS
41.740 GROSS ACRES
OUT OF THE
GUINN MORRISON-ABSTRACT NO. 559
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

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



Item No. 9.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Megatel Homes, LLC.

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phase 2, 3, & 4. Applicant: Megatel Homes, LLC.

SUMMARY:

DESCRIPTION:

Preliminary Plat

REMARKS:

ISSUES:

SUMMARY:

777 single-family dwelling, detached lots and 13 common area lots on 179.5± acres located on the south side of Mantua Road (County Road 371), 158± feet west of Thousand Oaks Drive. Zoned: Planned Development-SF-60 Single-Family Residential/SF-Z Single-Family Residential – Zero lot line homes (Ord. No. 887-2020).

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

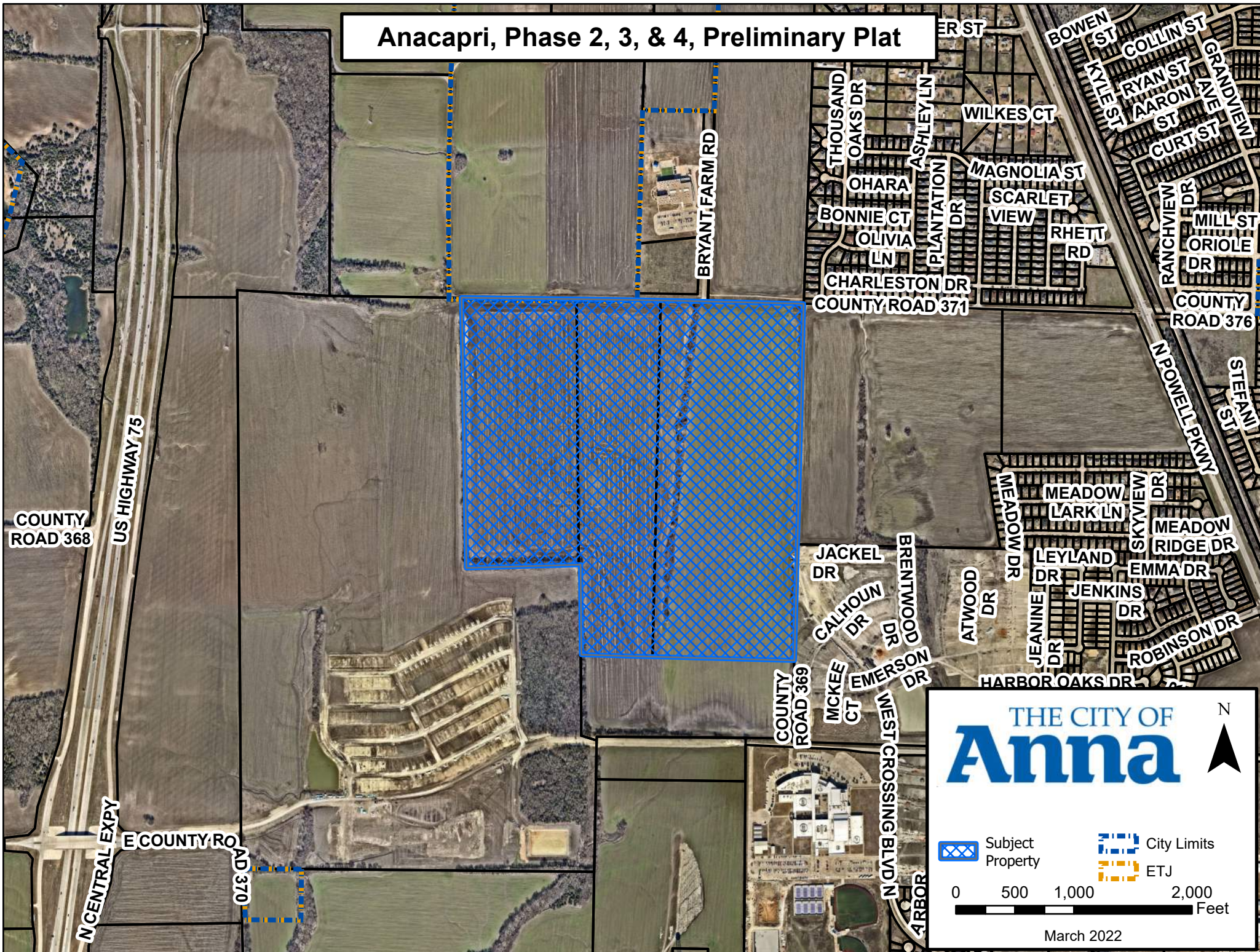
RECOMMENDATION:

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

ATTACHMENTS:

1. Anacapri Phase 2 3 4 Locator Map
2. PZ - STAFF REPORT (PP) Anacapri PH 2, 3, & 4
3. Anacapri - Extension Request

Anacapri, Phase 2, 3, & 4, Preliminary Plat



CITY OF ANNA
Planning & Zoning Commission
April 4, 2022
Preliminary Plat: Anacapi, Phases 2, 3, & 4
Applicant: Megatel Homes, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Anacapi, Phases 2, 3, & 4.

SUMMARY:

777 single-family dwelling, detached lots and 13 common area lots on 179.5± acres located on the south side of Mantua Road (County Road 371), 158± feet west of Thousand Oaks Drive. Zoned: Planned Development-SF-60 Single-Family Residential/SF-Z Single-Family Residential – Zero lot line homes (Ord. No. 887-2020).

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

April 1, 2022

Ms. Lauren Mecke
Planning Manager
City of Anna
3223 North Powell Parkway
Anna, TX 75409

RE: 30 Day Extension for Preliminary Plat – Anacapri Phase II

Dear Lauren:

As the property owner's representative, we hereby request a 30-day extension for the preliminary plat for Anacapri Phase II. We are requesting to be extended from the April 4, 2022, Planning and Zoning Commission meeting to the May 2, 2022, Planning and Zoning Commission meeting.

Thank you for your assistance. Please feel free to contact me if you have any questions.

Sincerely,



Scott Minnis

Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Matthew G. St Marie, P.E.
Mr. Steve Maglisceau, Megatel Homes



Item No. 10.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee - Harlow Capitol Management, LLC.

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Arden Park. Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capitol Management, LLC.

SUMMARY:

DESCRIPTION:

Preliminary Plat

REMARKS:

ISSUES:

SUMMARY:

88 single-family dwelling, detached lots, 53 single-family dwelling, attached lots, 5 common area lots, and 2 restricted commercial lots on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: C-1 Restricted Commercial (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022).

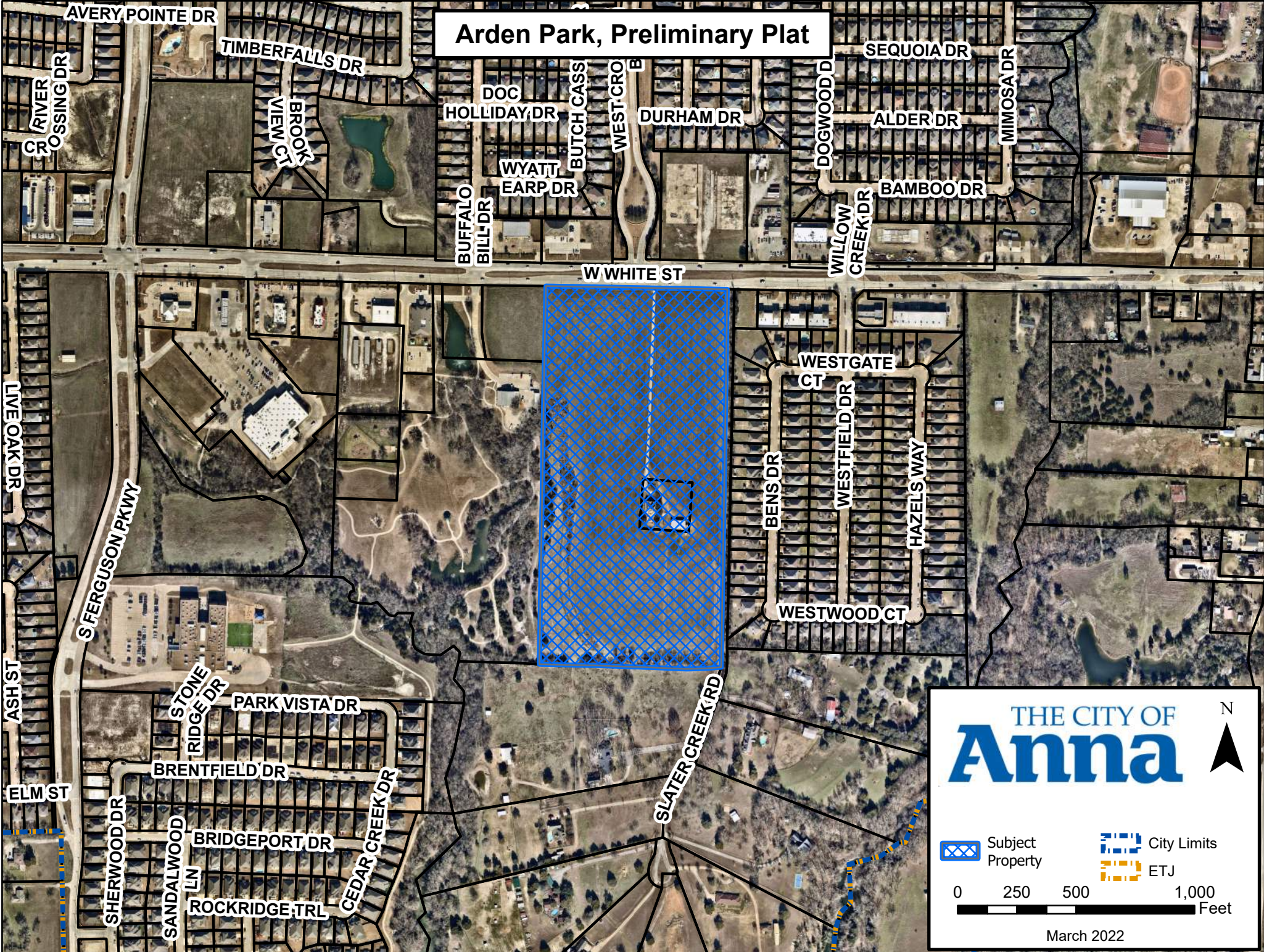
The purpose for the Preliminary Plat is to propose rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family, detached and attached, residential development and restricted commercial development.

RECOMMENDATION:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Arden Park Locator Map
2. PZ - STAFF REPORT (PP) Arden Park
3. Exhibit A - Preliminary Plat



Arden Park, Preliminary Plat

THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

March 2022

CITY OF ANNA
Planning & Zoning Commission
April 4, 2022

Preliminary Plat: Arden Park

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

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Arden Park.

SUMMARY:

88 single-family dwelling, detached lots, 53 single-family dwelling, attached lots, 5 common area lots, and 2 restricted commercial lots on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: C-1 Restricted Commercial (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022).

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

RECOMMENDATION:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit

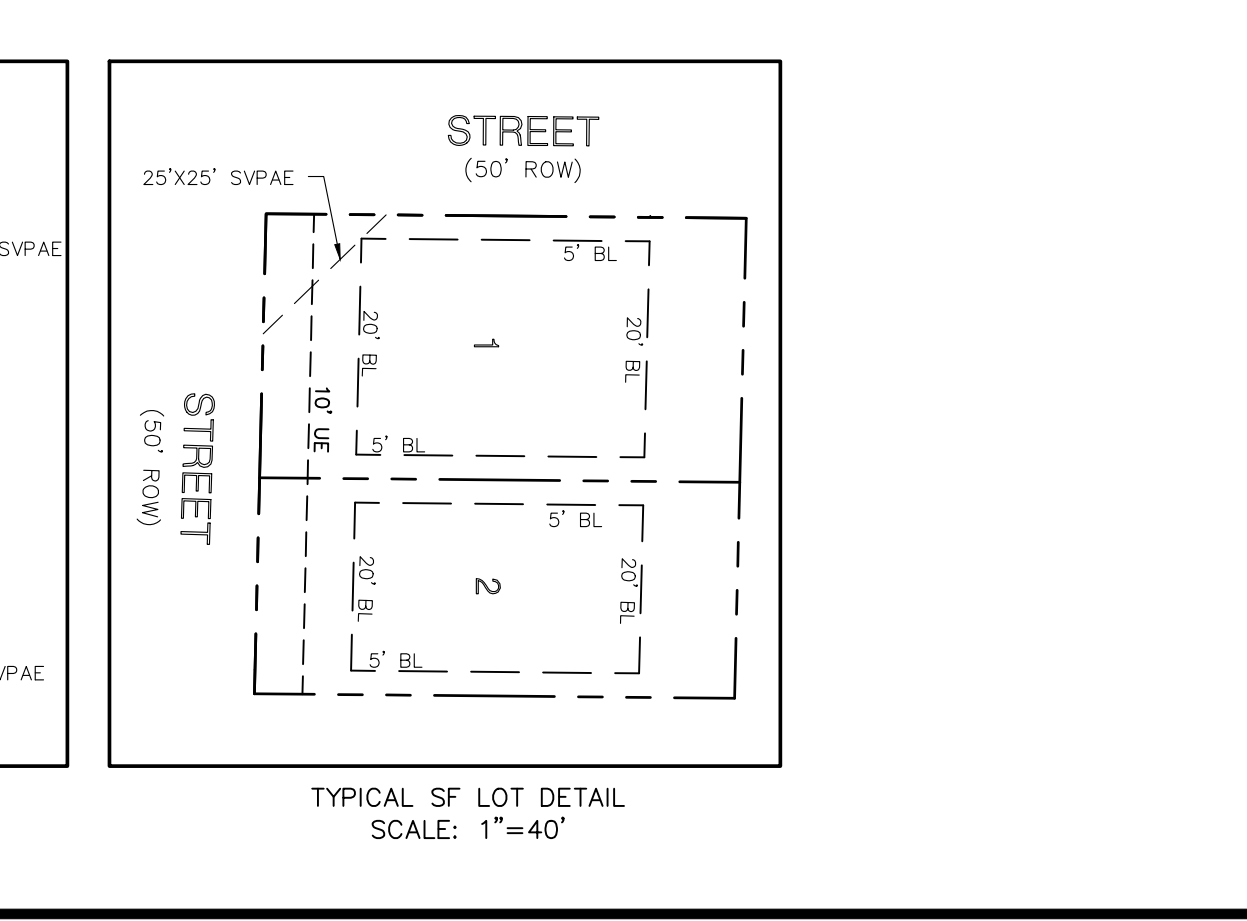
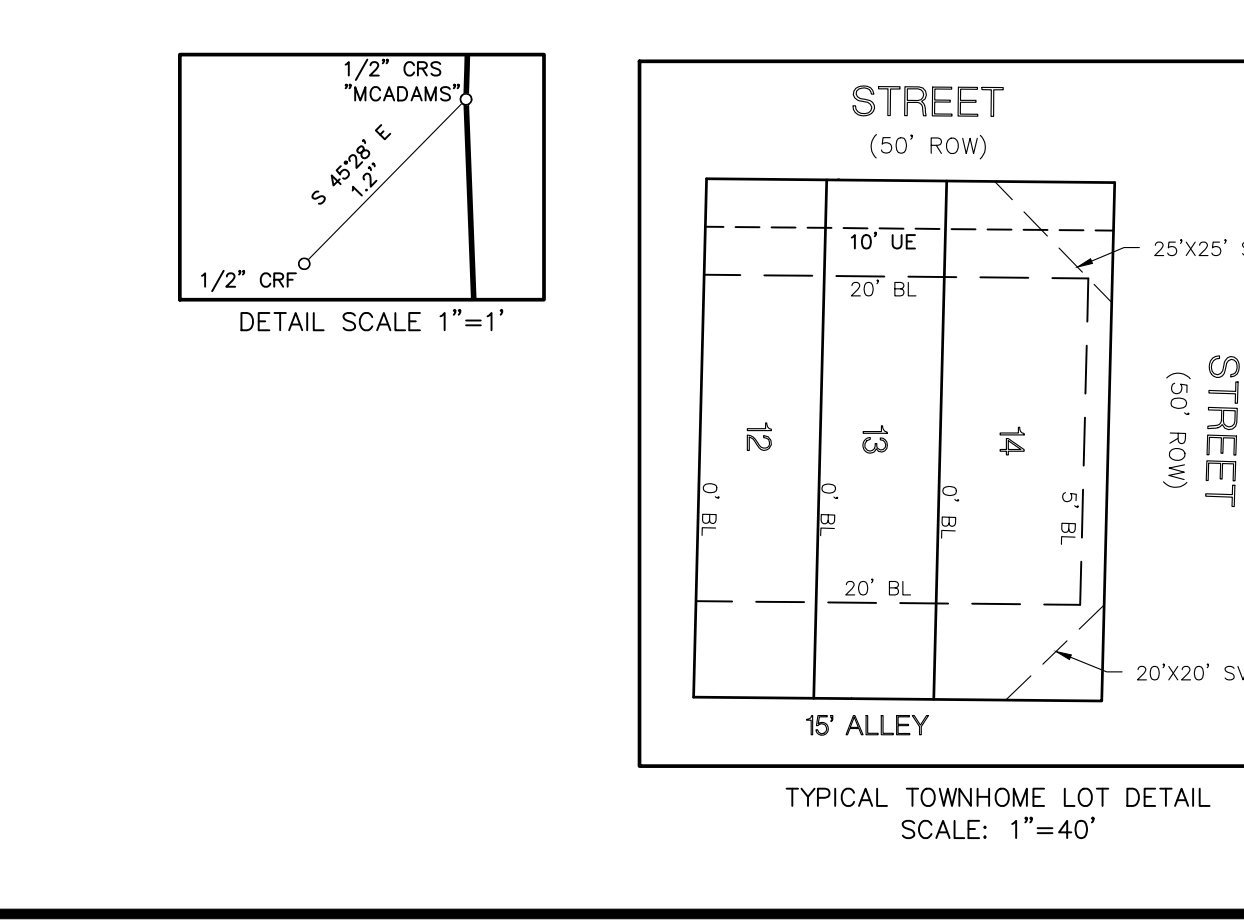
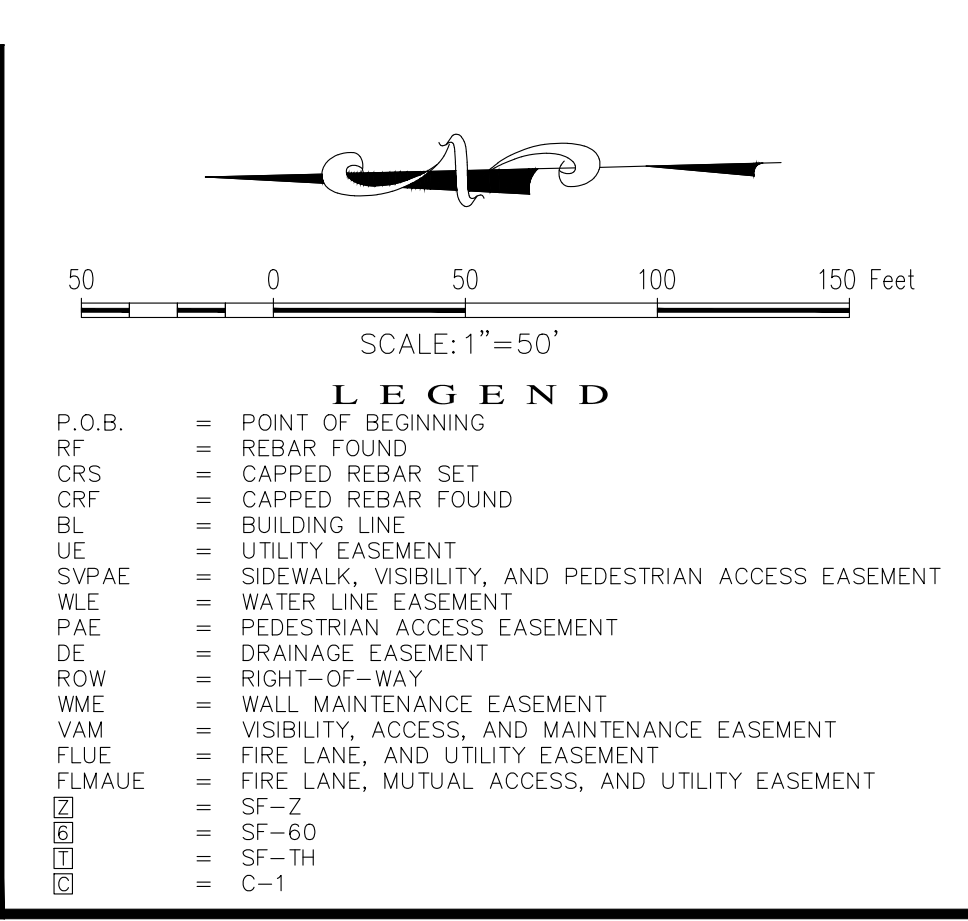
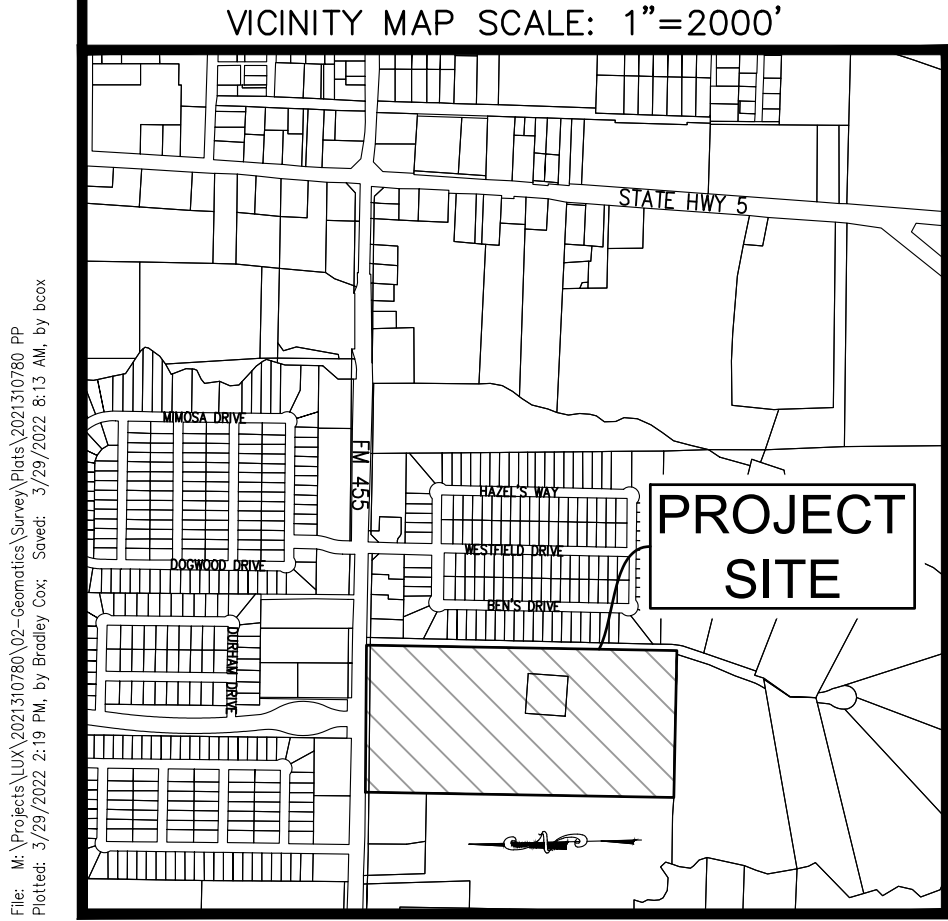


EXHIBIT A

PRELIMINARY PLAT

ARDEN PARK

88 SF-Z Lots, 53 SF-TH Lots,

2 C-1 Lots, & 5 Common Area Lots

27.967 Acres

in the

JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856

CITY OF ANNA

COLLIN COUNTY, TEXAS

Page 1 of 2

McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

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

OWNER/DEVELOPER
ARDEN PARK OWNER, LLC
12801 N. CENTRAL EXPRESSWAY
STE 1675
DALLAS, TEXAS
Ph. 214.440.5806
Contact: ADAM GREEN

DRAWN BY: BC DATE: 2/11/2022 SCALE: 1"=50' JOB. NO. **LUX2021 310780**

File: M:\Projects\LUX\2021\07180\02-Genetics\Survey\Reco\202107180.RP
Printed: 3/29/2022 2:18 PM by Bradley Cox, Sheet: 3/29/2022 8:13 AM, by icon

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the Joseph Schluter Survey, Abstract Number 856, City of Anna, Collin County, Texas, and being all that certain tract of land, described by deed to Colby Harlow, Trustee of the Sheryl Harlow Family Trust, recorded in Document Number 20110721000760500, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "RPLS 5633", at the northwest corner of said Harlow tract, same being the southwest corner of a certain tract of land, described by deed as Parcel 25 to the State of Texas, recorded in Document Number 20120608000684090, Deed Records, Collin County, Texas, being the northeast corner of that certain tract of land, described by deed to Aziz Hassan, recorded in Document Number 20190322000298780, Deed Records, Collin County, Texas, and being in the south line of West White Street (FM 455, called 90-foot right-of-way);

THENCE S 89°27'29" E, with the north line of said Harlow tract, and the south line of West White Street, a distance of 765.88 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Harlow tract, same being the southeast corner of said Parcel 25, and being in the west line of Slater Creek Road (Private Road), called 1.496 Acres to the Slater Creek Association, recorded in Volume 1158, Page 316, Deed Records, Collin County, Texas, and being in the south line of West White Street;

THENCE S 01°25'53" W, with the east line of said Harlow tract, and the west line of said Slater Creek Road, a distance of 1593.99 feet to a 1/2" rebar found, at the southeast corner of said Harlow tract, same being the southwest corner of said Slater Creek Road, and being in the north line of a certain tract of land, described by deed to William and Andrea Henry, recorded in Document Number 20100528000541220, Deed Records, Collin County, Texas, from which a 5/8" rebar found, bears S 87°17'25" E, 39.26 feet;

THENCE with the south line of said Harlow tract, and the north line of said Henry tract, the following 6 (six) calls:

N 87°18'25" W, a distance of 55.67 to a 1/2" capped rebar set, stamped "MCADAMS";

S 87°46'59" W, a distance of 78.50 feet to a point from which a 1/2" capped rebar found bears S 45°28' E, 1.2';

N 88°13'01" W, a distance of 145.10 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°53'01" W, a distance of 227.80 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°21'01" W, a distance of 209.30 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°35'01" W, a distance of 48.70 feet to a 1/2" rebar found at the southwest corner of said Harlow tract, same being the southeast corner of a certain tract of land, described by deed to the City of Anna, recorded in Document Number 20060714000982730, Deed Records, Collin County, Texas, and being in the north line of said Henry tract;

THENCE N 01°23'53" E, with the west line of said Harlow tract, and the east line of said City of Anna tract, passing at a distance of 1283.62 feet a 1/2" capped rebar found, stamped "BRENNAN 5360" at the northeast corner thereof, same being the southeast corner of said Hasson tract, continuing a total distance of 1589.95 feet to the POINT OF BEGINNING and containing approximately 27.967 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

FIRE LANE EASEMENT

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

VAM EASEMENT

The area or areas shown on the plat as "VAM" (Visibility , Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 3/29/22

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF ANNA §

DRAINAGE AND DETENTION EASEMENT

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

ACCESS EASEMENT

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.

WITNESS MY HAND this _____ day of _____, 2022.

Adam Green
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared ADAM GREEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
- No flood zone area analysis has been performed by MCADAMS on the subject property.
- According to Community/Panel No. 48085C160 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). 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.
- Lots 1X, 2X, BLOCK C, & Lots 1X, 2X, and 3X, Block D, are to be owned and maintained by the Home Owner's Association.
- All 5' WME to be dedicated to and maintained by property owner.

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

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	500.00'	8°37'30"	75.27'	S 02°54'52" E, 75.20'
C2	250.00'	8°37'30"	37.63'	S 02°54'52" E, 37.60'
C3	250.00'	18°16'58"	79.77'	S 79°27'38" E, 79.44'
C4	250.00'	19°08'20"	83.51'	S 79°53'19" E, 83.12'
C5	500.00'	10°00'57"	87.41'	S 06°26'21" W, 87.29'
C6	500.00'	10°02'57"	87.70'	S 06°25'21" W, 87.58'
C7	250.00'	10°03'52"	43.91'	S 03°38'03" E, 43.86'
C8	250.00'	16°15'54"	70.97'	S 00°32'03" E, 70.73'
C9	250.00'	6°27'29"	28.18'	S 04°22'10" W, 28.16'
C10	30.00'	22°57'07"	12.02'	S 36°25'50" W, 11.94'
C11	10.00'	86°58'59"	15.18'	N 88°36'07" W, 13.76'
C12	30.00'	44°22'37"	23.24'	N 22°55'19" W, 22.66'
C13	54.00'	88°43'29"	83.62'	N 45°05'45" W, 75.51'
C14	30.00'	23°00'40"	12.05'	S 33°39'50" E, 11.97'
C15	10.00'	86°51'54"	15.16'	S 88°36'07" E, 13.75'
C16	30.00'	46°34'03"	24.38'	N 24°40'54" E, 23.72'
C17	54.00'	89°08'38"	84.02'	N 45°58'12" E, 75.79'
C18	54.00'	90°00'00"	84.82'	S 44°27'29" E, 76.37'
C19	30.00'	77°42'32"	40.69'	N 38°18'45" W, 37.64'
C20	30.00'	32°04'09"	16.79'	N 25°06'43" W, 16.57'
C21	10.00'	94°54'40"	16.57'	N 88°36'07" W, 14.74'
C22	30.00'	42°32'40"	22.28'	S 22°40'13" W, 21.77'
C23	54.00'	89°08'38"	84.02'	S 45°58'12" W, 75.79'
C24	54.00'	90°53'22"	85.66'	S 44°00'48" E, 76.96'
C25	54.00'	89°06'38"	83.98'	N 45°59'12" E, 75.77'
C26	54.00'	90°53'22"	85.66'	N 44°00'48" W, 76.96'
C27	30.00'	45°34'23"	23.86'	S 21°23'19" E, 23.24'
C28	10.00'	88°51'14"	15.51'	S 88°36'07" E, 14.00'
C29	30.00'	24°32'01"	12.85'	N 34°42'15" E, 12.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'25" W	55.67'
L2	S 87°46'59" W	78.50'
L3	N 89°35'01" W	48.70'
L4	S 08°40'00" E	28.58'
L5	S 46°47'32" E	27.30'
L6	N 31°01'39" W	24.84'
L7	N 73°41'51" W	51.00'
L8	S 85°19'36" W	67.01'
L9	S 61°03'15" W	34.21'
L10	N 01°23'53" E	25.10'
L11	N 01°23'53" E	1.30'
L12	N 01°25'53" E	21.88'
L13	N 89°43'53" E	19.03'
L14	N 89°43'53" E	7.25'
L15	N 00°16'07" W	15.00'
L16	S 89°43'53" W	13.91'
L17	S 89°43'53" W	15.23'
L18	S 88°36'07" E	17.68'
L19	S 88°36'07" E	16.50'
L20	N 01°23'53" E	14.41'
L21	N 88°36'07" W	25.67'
L22	S 88°36'07" E	33.06'
L23	S 88°36'07" E	30.10'
L24	N 49°50'18" E	61.34'
L25	S 49°50'18" W	65.70'
L26	N 84°13'50" W	24.14'
L27	S 88°18'50" W	45.38'
L28	N 01°16'55" W	25.93'
L29	N 05°42'00" W	17.56'
L30	N 84°13'50" W	24.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 88°18'50" W	45.21'
L32	S 03°36'00" W	54.45'
L33	S 07°13'25" E	32.35'
L34	S 11°07'15" W	28.91'
L35	S 04°19'50" E	22.14'
L36	N 04°19'50" W	22.54'
L37	N 11°07'15" E	29.42'
L38	N 01°23'53" E	28.44'
L39	N 07°13'25" W	32.54'
L40	N 03°36'00" E	54.68'
L41	N 89°24'25" W	14.49'
L42	N 00°35'35" E	10.00'
L43	N 89°24'25" E	14.60'
L44	N 01°16'55" W	25.42'
L45	N 05°42'00" W	18.28'

LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
A	36,184	0.831
B	37,869	0.869
C	50,273	1.154
D	473,912	10.880
E	62,053	1.425
F	68,881	1.581
G	93,625	2.149
H	97,876	2.247
ROW	247,299	5.677
OVERALL SITE	1,218,254	27.967

EXHIBIT A

PRELIMINARY PLAT
ARDEN PARK
88 SF-Z Lots, 53 SF-TH Lots,
2 C-1 Lots, & 5 Common Area Lots
27.967 Acres
in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

Page 2 of 2



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
840.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/11/2022 SCALE: NTS JOB. No. **LUX2021 310780**

OWNER/DEVELOPER
ARDEN PARK OWNER, LLC
12801 N. CENTRAL EXPRESSWAY
STE 1675
DALLAS, TEXAS
Ph. 214.440.5806
Contact: ADAM GREEN



Item No. 11.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022

Applicant: Ramesh Yenamaddi.

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Canvas at Anna, Block A, Lot 1.
Applicant: Ramesh Yenamaddi.

SUMMARY:

DESCRIPTION:

Preliminary Plat

REMARKS:

ISSUES:

SUMMARY:

One multiple-family dwelling lot on 17.5± acres located at the northwest corner of E. Foster Crossing and Leonard Avenue. Located in the Extraterritorial Jurisdiction.

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

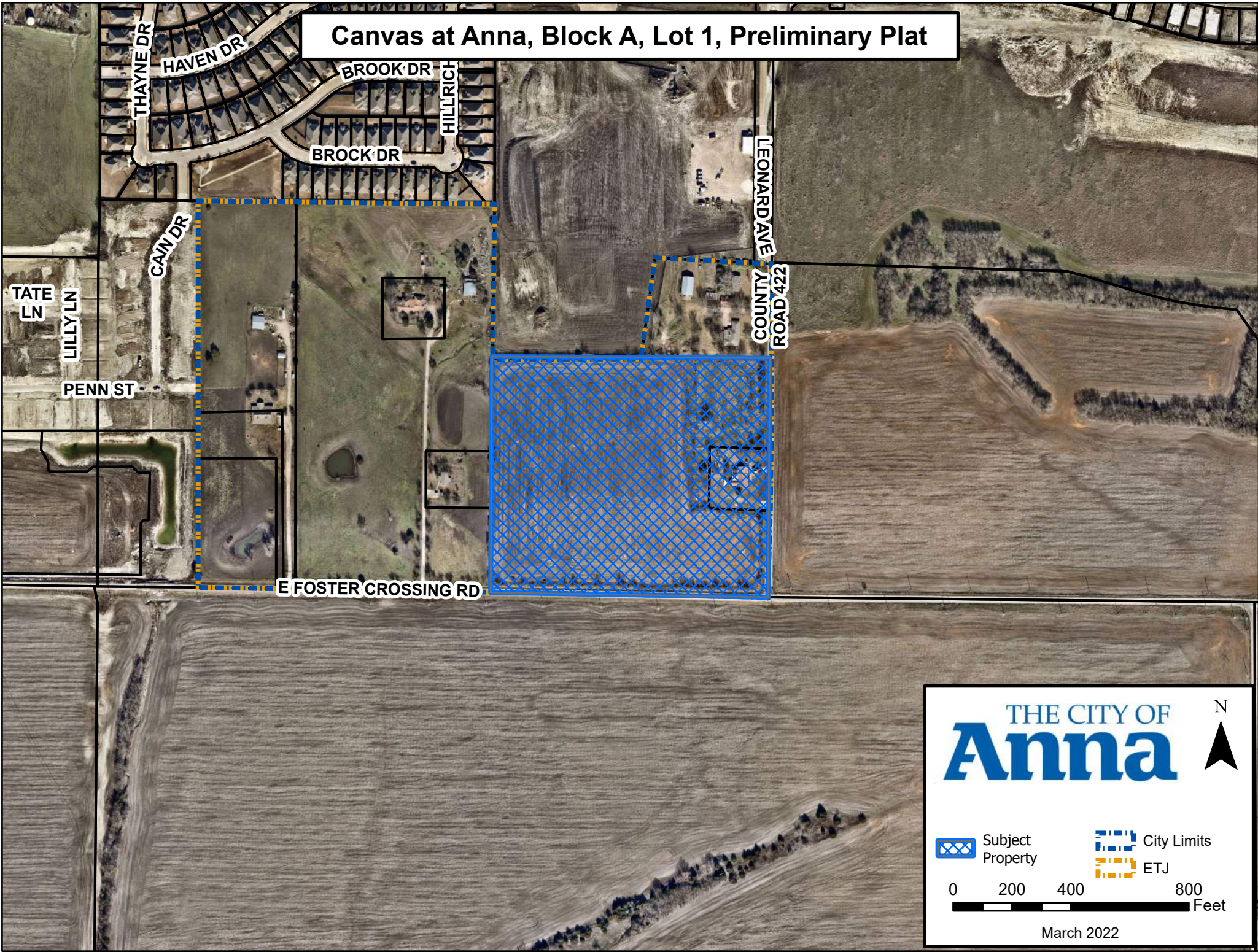
RECOMMENDATION:

The Preliminary Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Canvas at Anna Locator Map
2. PZ - STAFF REPORT (PP) Canvas at Anna
3. Exhibit A (PP) Canvas at Anna

Canvas at Anna, Block A, Lot 1, Preliminary Plat



THE CITY OF
Anna

N

 Subject Property

 City Limits

 ETJ

0200400800

Feet

March 2022

CITY OF ANNA
Planning & Zoning Commission
April 4, 2022

Preliminary Plat: Canvas at Anna, Block A, Lot 1

Applicant: Ramesh Yenamaddi

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Canvas at Anna, Block A, Lot 1.

SUMMARY:

One multiple-family dwelling lot on 17.5± acres located at the northwest corner of E. Foster Crossing and Leonard Avenue. Located in the Extraterritorial Jurisdiction.

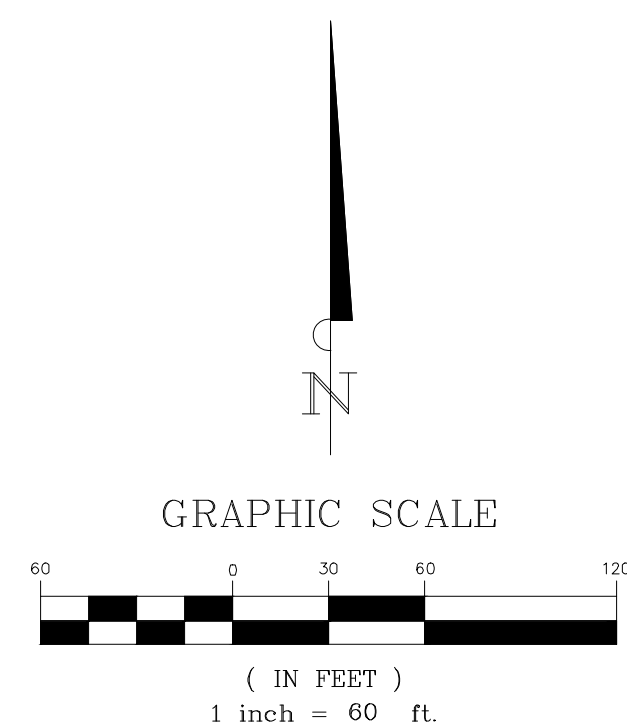
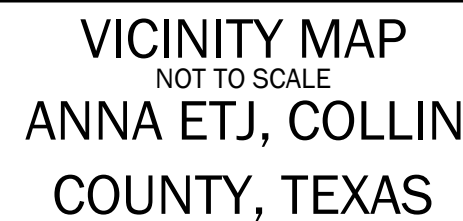
The purpose for the Preliminary Plat is to propose rights-of-way, lot and block boundaries, and easements necessary for the creation of a multiple-family residential development.

RECOMMENDATION:

The Preliminary Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit



BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 | *PROJECT NO.: 294-21-001*

EXHIBIT A
PAGE 1 OF 2

General Notes

1. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone 4 (4202). All distances shown herein are surface distances.
2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM) Community Panel No. 48085C0160, dated June 2, 2009, The property appears to lie within Zone "X" and the entire property lies within "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
4. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

5. See Sheet 2 for Curve Table and Line Table.

CERTIFICATE OF APPROVAL

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

Mayor
City of Anna, Texas

ATTEST:

City Secretary
City of Anna, Texas

PRELIMINARY PLAT
OF
CANVAS AT ANNA
LOT 1, BLOCK A
17.426 acres out of the
Granderson Stark Survey, Abstract Number 798
City of Anna Extra-Territorial Jurisdiction, Collin County, Texas
1 Lot
Preparation Date: March 2022
Revision Date: March 23, 2022
SHEET 1 OF 2

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS PHONE: 817-842-2094 Mike@bannistereng.com	DEVELOPER: WATERMARK PROPERTIES 206 NORTH MAIN STREET WHEATON, ILLINOIS 60187 CONTACT: RICHARD DUFFY PHONE: 972-890-7218	OWNER: TEX PROPERTIES GROUP, LLC 1008 COWBOYS PARKWAY IRVING, TEXAS 75063 CONTACT: RAMESH YENAMADDI	OWNER: JAMES R. GARVEY JR., AND LINDA L. GARVEY 3122 COUNTY ROAD 422 ANNA, TEXAS 75409 CONTACT: JAMES PENNY
--	---	--	--



Item No. 12.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Anna Town Square
Partners I, LLC

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Applicant: Anna Town Square Partners I, LLC

SUMMARY:

Amend existing multiple-family residence development standards (Ord. No. 129-2004 & Ord. No. 691-2015).

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

REMARKS:

ISSUES:

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

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

SUMMARY:

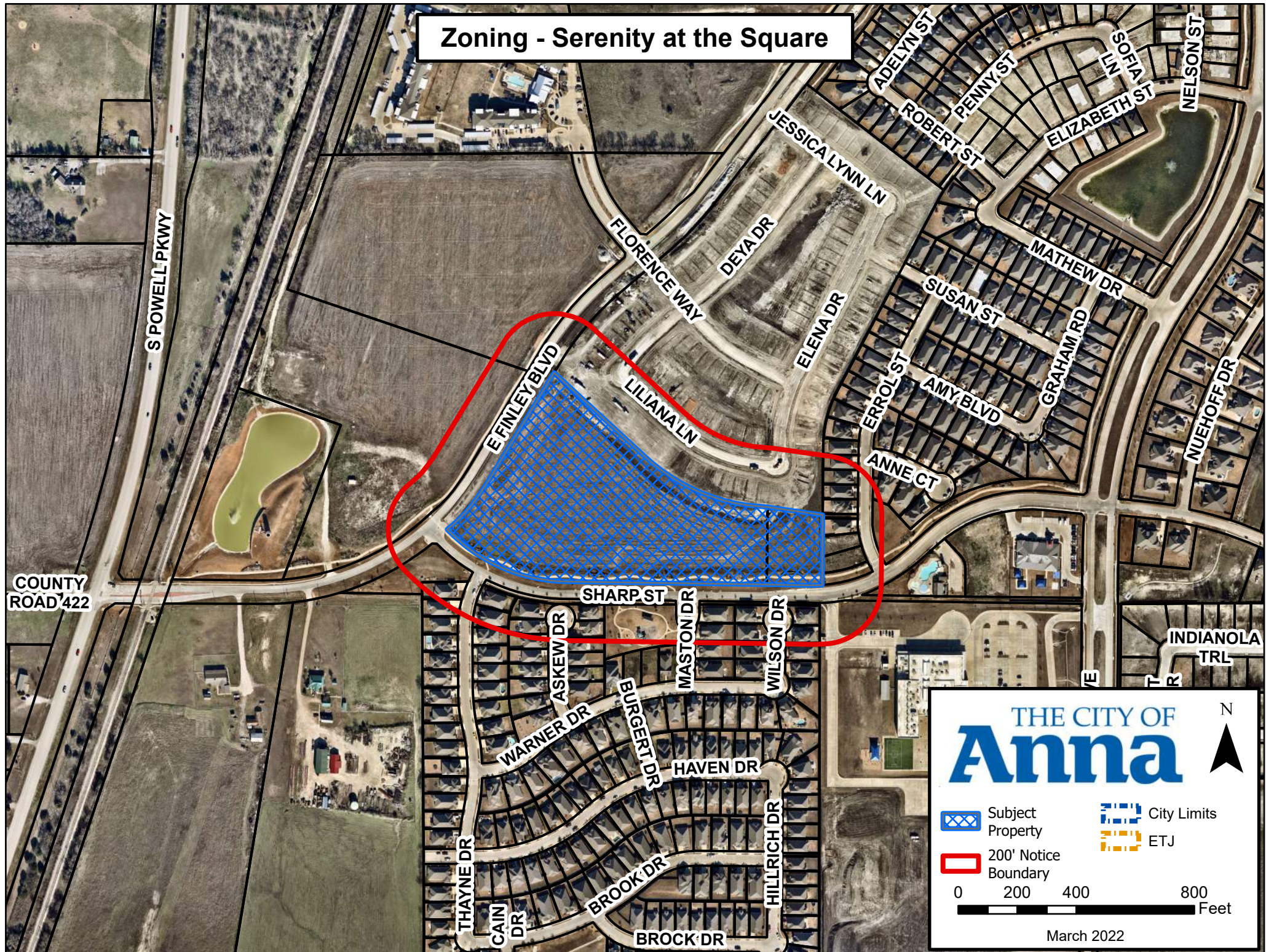
RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission approve the applicants request to table this item to the May 2, 2022 Planning & Zoning Commission meeting.

ATTACHMENTS:

1. Locator Map
2. PZ - STAFF REPORT (ZONING TABLE) Serenity at the Square
3. Table Request 03.18.2022 Serenity at the Square

Zoning - Serenity at the Square



CITY OF ANNA
Planning & Zoning Commission

April 4, 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 request to amend existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

SUMMARY:

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

The applicant has requested to table as they continue to refine the request, 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 May 2, 2022 Planning & Zoning Commission meeting.

ATTACHMENTS:

Locator
Table Request

SERENITY AT THE SQUARE

13861 Adare Manor Lane

Frisco, TX 75035

Email: farus@qafinvestments.com

March 16, 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, May 2nd, 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,



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



Item No. 13.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Chuck Branch – Valiant
Real Estate Services

AGENDA ITEM:

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. Applicant: Anna 1340 Holdings, LLC.

B) Consider/Discuss/Action on the Concept Plan, District Community.

SUMMARY:

Zoning – District Community

DESCRIPTION:

Request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5.

The proposed zoning will be Planned Development-MF-1 Multiple-Family Residential Medium Density.

REMARKS:

The applicant is proposing multiple-family zoning and design standards that would allow for a development layout that consists of one and two-story buildings with one- and two-bedroom units on one lot.

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) and open space exhibit (Exhibit B) for District Community, accompanies this request.

Surrounding Land Uses and Zoning

North City of Van Alstyne - vacant tract and single-family residence

East Single-family development (Green Meadows) zoned Planned Development- SF-72 Single-Family Residence District.

South Single-family development (NorthPointe Crossing) zoned Planned Development – SF-60 Single-Family Residence District.

West Dallas Area Rapid Transit rail line.

Proposed Planned Development Stipulations

The requested zoning is PD-MF-1. This Planned Development is to allow for a medium-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 on one lot.

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

Height and area regulations – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance contains a provision 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.

☐ The applicant is requesting to waive the 60-foot setback for two-story buildings adjacent to existing single-family.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires 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 one-bedroom units from two (2) spaces per unit to one (1) space per unit.

☐ The applicant is requesting to reduce the required covered parking 75% to 50%.

Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance 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. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

- ☐ The applicant is requesting to install the six-foot board on board wood fencing.

Attached (Exhibit C) are the applications justifications associated with the requested modified development standards.

ISSUES:

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Ranching & Agriculture (RA).

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

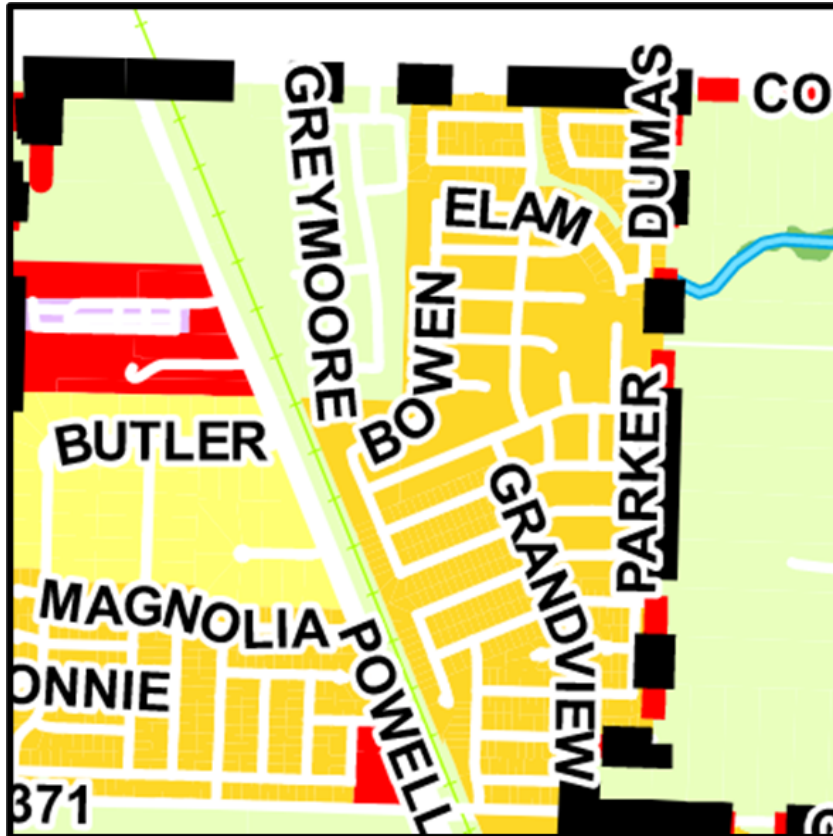
Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

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 if the amount of open space equals that of the platted lots (50% open space).

The proposed low-density multiple-family residence is meeting the open space requirements of the MF-1 zoning based on number and type of units proposed (4.1± acres). However, if the development was to meet the 50% open space requirement for a cluster residential development per the Future Land Use Plan description the project would be required to provide 8.1 acres of open space.

SUMMARY:

Request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 to Planned Development-MF-1 Multiple-Family Residential Medium Density to allow for multiple-family residence on one lot with modified development standards. The property is currently zoned SF-E Single-Family Residential – Large Lot.

RECOMMENDATION:

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

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit B) and Open Space Plan (Exhibit C).
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-1 Multiple-Family Residential - Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.

i. Side Yard, Interior:

- A. Along the eastern property boundaries buildings shall be set back a minimum of 10 feet.
- B. Along the western property boundary buildings shall be setback a minimum of 20 feet.

ii. Parking:

- A. One-bedroom: One space per unit;
- B. Two- & Three-bedroom: Two (2) spaces per unit;
- C. Covered Parking: 50% of the residence required parking must be covered; and
- D. Visitor Parking: 0.25 per unit.

iii. Screening Fence: Screening and fencing on any perimeter not abutting a public right-of-way shall consist of a 6-foot board on board wood fencing.

iv. Buffer: To preserve the natural tree line, provide transition between different types of land uses, and to reduce noise, air, and visual pollutions the following shall be required.

- A. 20-foot-wide vegetative buffer shall be provided along the entire western property boundary adjacent to the Dallas Area Rapid Transit rail line. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum caliber shall be planted staggered at 25-foot centers. The 20-foot vegetative buffer can count toward the required 20-foot building setback from the property line.

- B. 10-foot-wide vegetative buffer shall be provided along the entire eastern property boundary.

3. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located along the western property boundary of the zoning requires.

The existing tree line shall be located within a 20' tree preservation easement as identified on the Concept Plan (Exhibit B) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.

4. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

5. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. District Community Locator Map
2. PZ - STAFF REPORT (Zoning) -District Community
3. Exhibit A - CP (District Community)
4. Exhibit B - Open Space Exhibit (District Community)
5. Exhibit C - PD stipulations & Justifications (District Community)
6. PZ - STAFF REPORT (CP) - District Community
7. Exhibit A - CP (District Community)

Zoning - District Community

COUNTY ROAD 373

N STATE
HIGHWAY 5

COUNTY ROAD 377

COUNTY ROAD 1106

ABERDEEN
DR

GREEN
MEADOWS DR

BENTLEY TRL

BELFORD
STREET, NORTH

BELFORD
STREET, SOUTH

AXTON AVE

WYNDSOR
TRL

ELAM DR

FOSTER LN

BRYSON DR

BENT CREEK DR

GARRETT ST

GARRETT
CT

HARVEY ST HARVEY CT

SAXON
TRL

BUTLER ST

N POWELL PKWY

BOWE

KYLE ST

THOUSAND
OAKS DR

ASHLEY LN

THE CITY OF
Anna

N

0 200 400 800 Feet

March 2022

 Subject Property

 City Limits

 200' Notice Boundary

 ETJ

CITY OF ANNA

PLANNING & ZONING COMMISSION

April 4, 2022

Public Hearing: Zoning – District Community

Applicant: Chuck Branch – Valiant Real Estate Services

DESCRIPTION:

Request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5.

The proposed zoning will be Planned Development-MF-1 Multiple-Family Residential Medium Density.

REMARKS:

The applicant is proposing multiple-family zoning and design standards that would allow for a development layout that consists of one and two-story buildings with one- and two-bedroom units on one lot.

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) and open space exhibit (Exhibit B) for District Community, accompanies this request.

Surrounding Land Uses and Zoning

North	City of Van Alstyne - vacant tract and single-family residence
East	Single-family development (Green Meadows) zoned Planned Development-SF-72 Single-Family Residence District.
South	Single-family development (NorthPointe Crossing) zoned Planned Development – SF-60 Single-Family Residence District.
West	Dallas Area Rapid Transit rail line.

Proposed Planned Development Stipulations

The requested zoning is PD-MF-1. This Planned Development is to allow for a medium-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 on one lot.

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

Height and area regulations – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance contains a provision 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.

- The applicant is requesting to waive the 60-foot setback for two-story buildings adjacent to existing single-family.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires 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 one-bedroom units from two (2) spaces per unit to one (1) space per unit.
- The applicant is requesting to reduce the required covered parking 75% to 50%.

Screening fence – Sec. 9.04.019 (MF-1 zoning regulations) of the Zoning Ordinance 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. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

- The applicant is requesting to install the six-foot board on board wood fencing.

Attached (Exhibit C) are the applications justifications associated with the requested modified development standards.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Ranching & Agriculture (RA).

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

Land Use Considerations

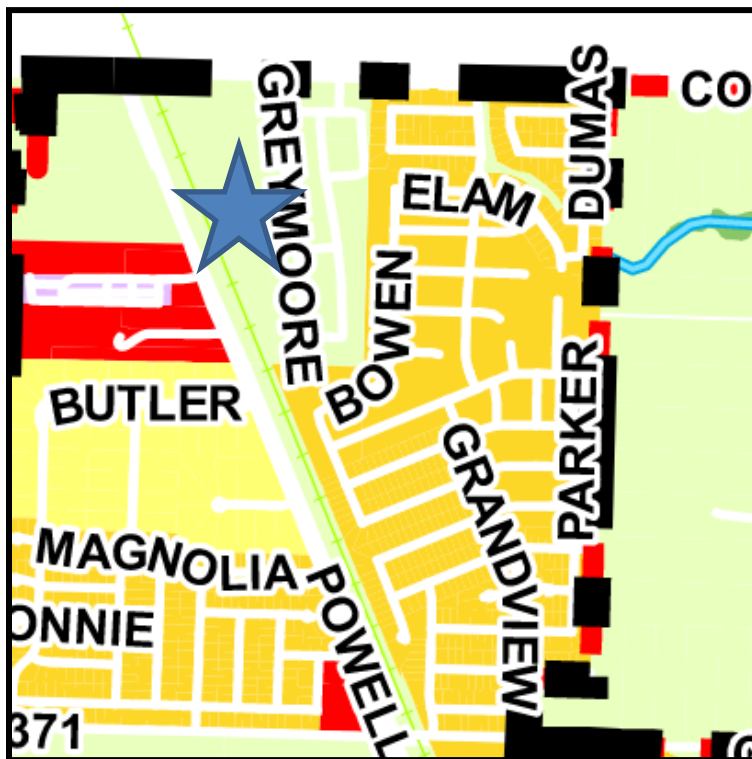
Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

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 if the amount of open space equals that of the platted lots (50% open space).

The proposed low-density multiple-family residence is meeting the open space requirements of the MF-1 zoning based on number and type of units proposed (4.1± acres). However, if the development was to meet the 50% open space requirement for a cluster residential development per the Future Land Use Plan description the project would be required to provide 8.1 acres of open space.

SUMMARY:

Request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 to Planned Development-MF-1 Multiple-Family Residential Medium Density to allow for multiple-family residence on one lot with modified development standards. The property is currently zoned SF-E Single-Family Residential – Large Lot.

RECOMMENDATION:

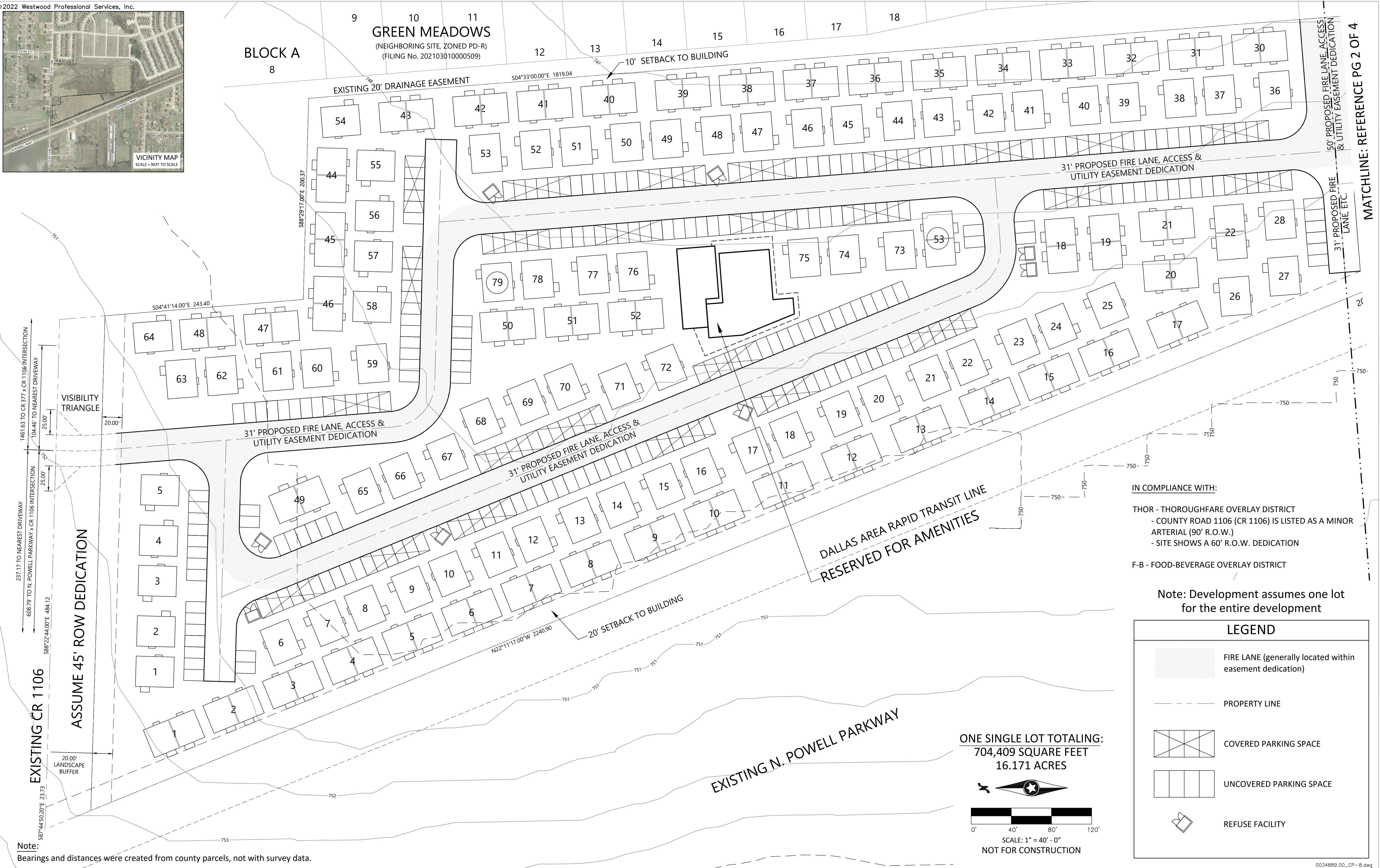
Below are recommended restrictions if the Commission votes in favor of the zoning request:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A) and Open Space Plan (Exhibit C).
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-1 Multiple-Family Residential - Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Side Yard, Interior:
 - A. Along the eastern property boundaries buildings shall be set back a minimum of 10 feet.
 - B. Along the western property boundary buildings shall be setback a minimum of 20 feet.
 - ii. Parking:
 - A. One-bedroom: One space per unit;
 - B. Two- & Three-bedroom: Two (2) spaces per unit;
 - C. Covered Parking: 50% of the residence required parking must be covered; and
 - D. Visitor Parking: 0.25 per unit.
 - iii. Screening Fence: Screening and fencing on any perimeter not abutting a public right-of-way shall consist of a 6-foot board on board wood fencing.
 - iv. Buffer: To preserve the natural tree line, provide transition between different types of land uses, and to reduce noise, air, and visual pollutions the following shall be required.
 - A. 20-foot-wide vegetative buffer shall be provided along the entire western property boundary adjacent to the Dallas Area Rapid Transit rail line. The natural tree line shall be preserved as a buffer and in areas where no trees exist, trees with a 3" minimum

caliber shall be planted staggered at 25-foot centers. The 20-foot vegetative buffer can count toward the required 20-foot building setback from the property line.

3. To prohibit indiscriminate clear cutting the applicant has agreed to preserve the existing tree line located along the western property boundary of the zoning requires. The existing tree line shall be located within a 20' tree preservation easement as identified on the Concept Plan (Exhibit B) and designated as a non-disturbance area in which no construction or tree removal will occur. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances.
4. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
5. The Concept Plan will expire after two (2) years of approval.



IN COMPLIANCE WITH:

THOR - THOROUGHFARE OVERLAY DISTRICT
- COUNTY ROAD 1106 (CR 1106) IS LISTED AS A MINOR ARTERIAL (90' R.O.W.)
- SITE SHOWS A 60' R.O.W. DEDICATION

F-B - FOOD-BEVERAGE OVERLAY DISTRICT

Note: Development assumes one lot for the entire development

LEGEND

FIRE LANE (generally located within easement dedication)

PROPERTY LINE

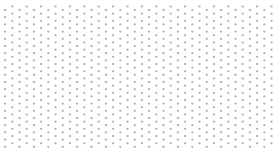
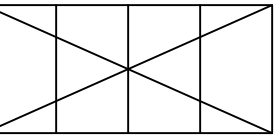
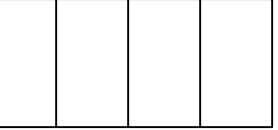
COVERED PARKING SPACE

UNCOVERED PARKING SPACE

REFUSE FACILITY

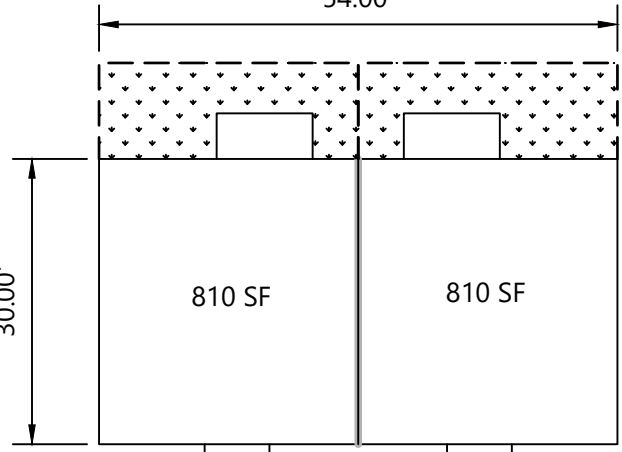
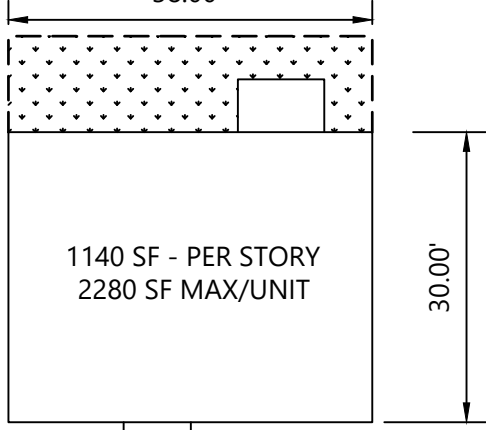
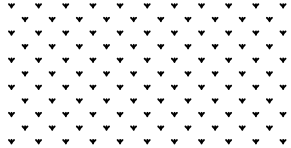
SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
Zoning (from zoning map)		SF-E
Land Use (from zoning ordinance)		Undeveloped
Proposed Land Use		PD-MF-1
Lot Area (square feet & acres, includes dedication)		704,409 s.f. 16.171 acres
Building Footprint Area (square feet)		
- Product A (2 units per product/1 bedroom per unit)		1,620 s.f.
- Product B (1 unit per product/2 bedroom per unit)		1,140 s.f.
Total Building Footprint Area (square feet, within site; total product A + total product B)		175,920 s.f.
- Product A (2 units per product; 1,620 x 53 products)		85,860 s.f.
- Product B (1 unit per product; 1,140 x 79 products)		90,060 s.f.
Building Height (feet - distance to tallest building element)		
- Product A (2 units per product/1 bedroom per unit)		1 STORY
- Product B (1 unit per product/2 bedroom per unit)		2 STORY/35' MAX
Lot Coverage (percent - X.XX%; 175,920 sf / 704,409)		24.97%
MULTIFAMILY UNITS		
# of 1 Bedrooms Minimum unit size		106 units 810 s.f.
# of 2 Bedrooms Minimum unit size		79 units 1,140 s.f.
Total Unit Count		185 units
PARKING		
Required Parking (1 parking space per one-bedroom dwelling unit, 2 parking spaces per two-bedroom dwelling unit; 106 + (79 x 2))		264 spaces
Required Visitor Parking (25% visitor parking; 264 x 0.25)		66 spaces
Total Required Parking (required parking plus required visitor parking; 264 + 66)		330 spaces
Required Covered Parking (50% of parking must be covered; 330 x 0.5)		165 spaces
Total Pavement Area		183,291 s.f.

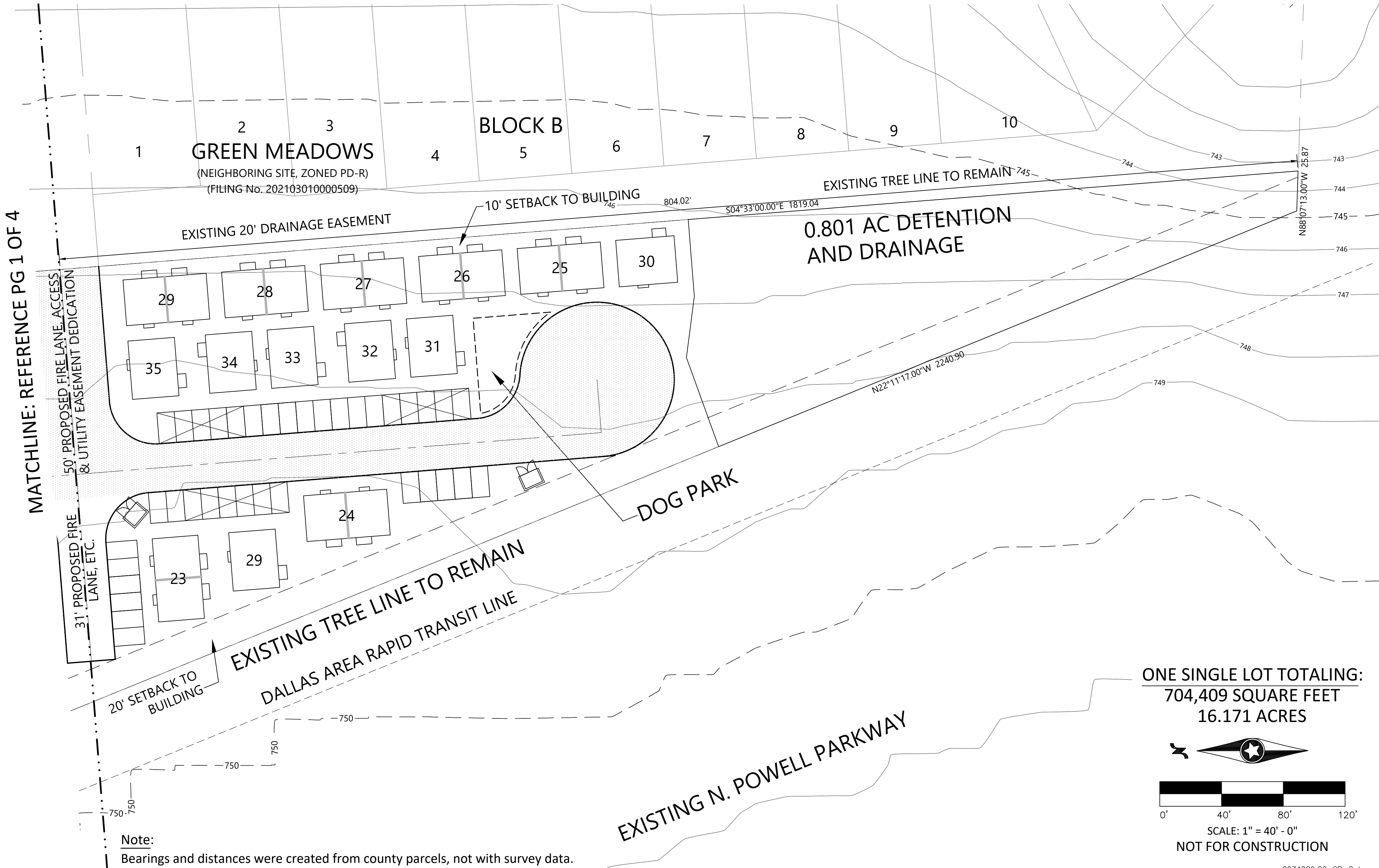
Note: Development assumes one lot for the entire development

LEGEND	
	FIRE LANE (generally located within easement dedication)
	PROPERTY LINE
	COVERED PARKING SPACE
	UNCOVERED PARKING SPACE
	REFUSE FACILITY

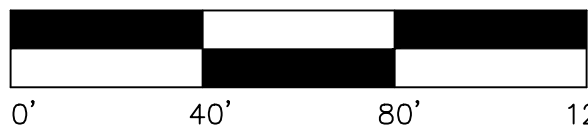
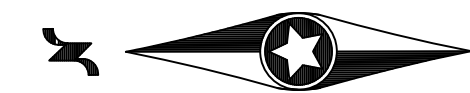
PER PRODUCT OPEN SPACE			
REQUIRED			
Type	Requirement	Unit Count	Total
1 Bedroom	600 s.f.	106	63,600 s.f.
2 Bedroom	900 s.f.	79	71,100 s.f.
Total Required			134,700 s.f.
PROVIDED			
Total Open Space Provided Across Tract			172,900 s.f.

REFUSE FACILITY		
GENERAL SITE DATA		
Maximum Distance (every dwelling unit shall be located within 250 feet of a refuse facility)		250 feet
Size of each container (in cubic yards)		6 c.y.
Quantity (minimum of 1 container per 30 dwelling units)		10

BUILDING TYPE	
SCALE 1" = 20'-0"	
A PRODUCT - TWO UNITS; 1 STORY - ONE BEDROOM PER UNIT 	B PRODUCT - ONE UNIT; UP TO 2 STORY - TWO BEDROOMS PER UNIT 
TOTAL = 1620 SF	
	OPEN SPACE Typical adjacent open space per product (individual open space may vary)
	FENCE Typical fence-line per product (individual fence-line's may vary)

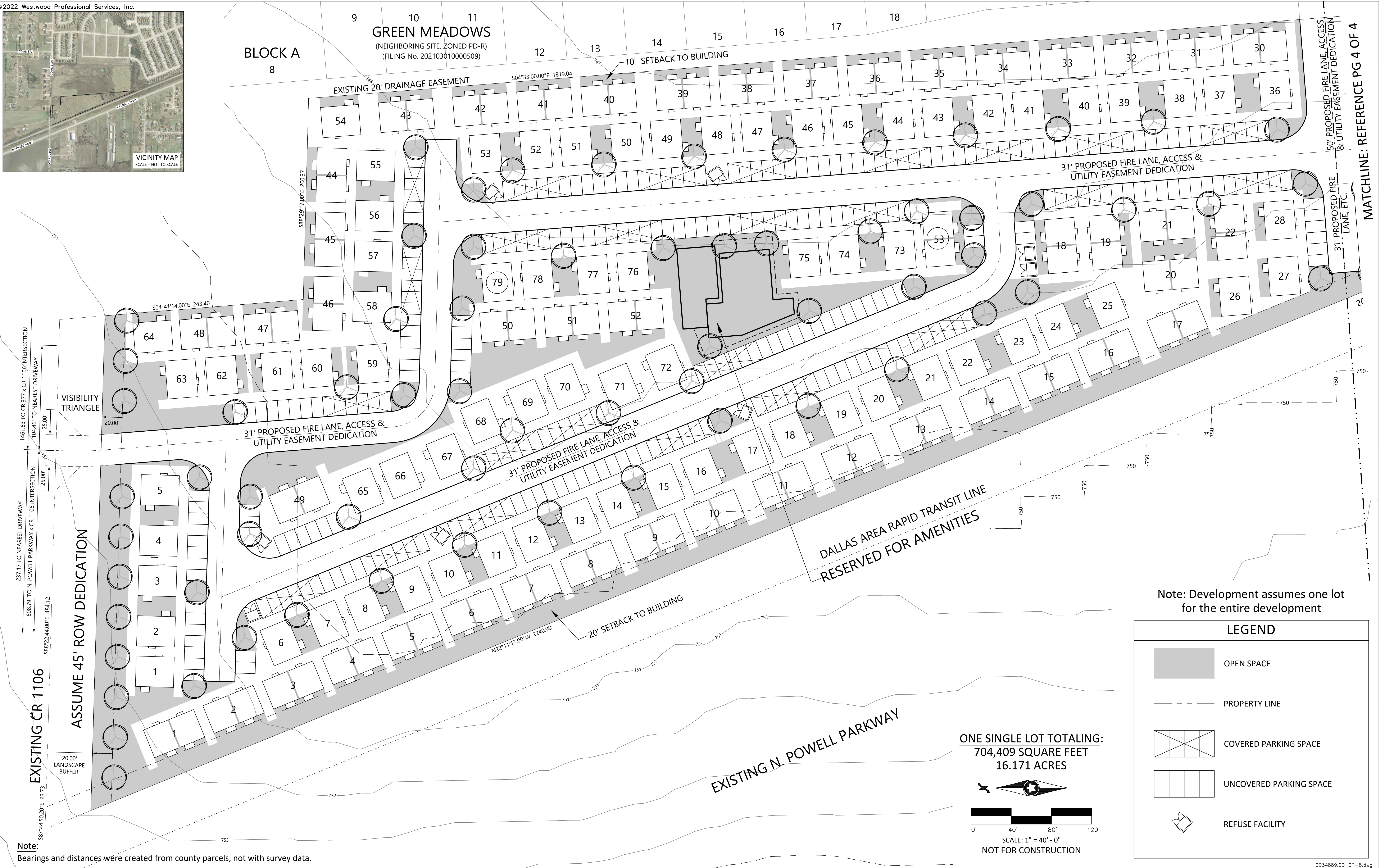


ONE SINGLE LOT TOTALING:
704,409 SQUARE FEET
16.171 ACRES



SCALE: 1" = 40' - 0"
NOT FOR CONSTRUCTION

0034889.00_CP--8.dwg



Note: Bearings and distances were created from county parcels, not with survey data.

Note: Development assumes one lot for the entire development

LEGEND

OPEN SPACE

PROPERTY LINECOVERED PARKING SPACEUNCOVERED PARKING SPACEREFUSE FACILITY

ONE SINGLE LOT TOTALING:
704,409 SQUARE FEET
16.171 ACRES

0' 40' 80' 120'

SCALE: 1" = 40' - 0"

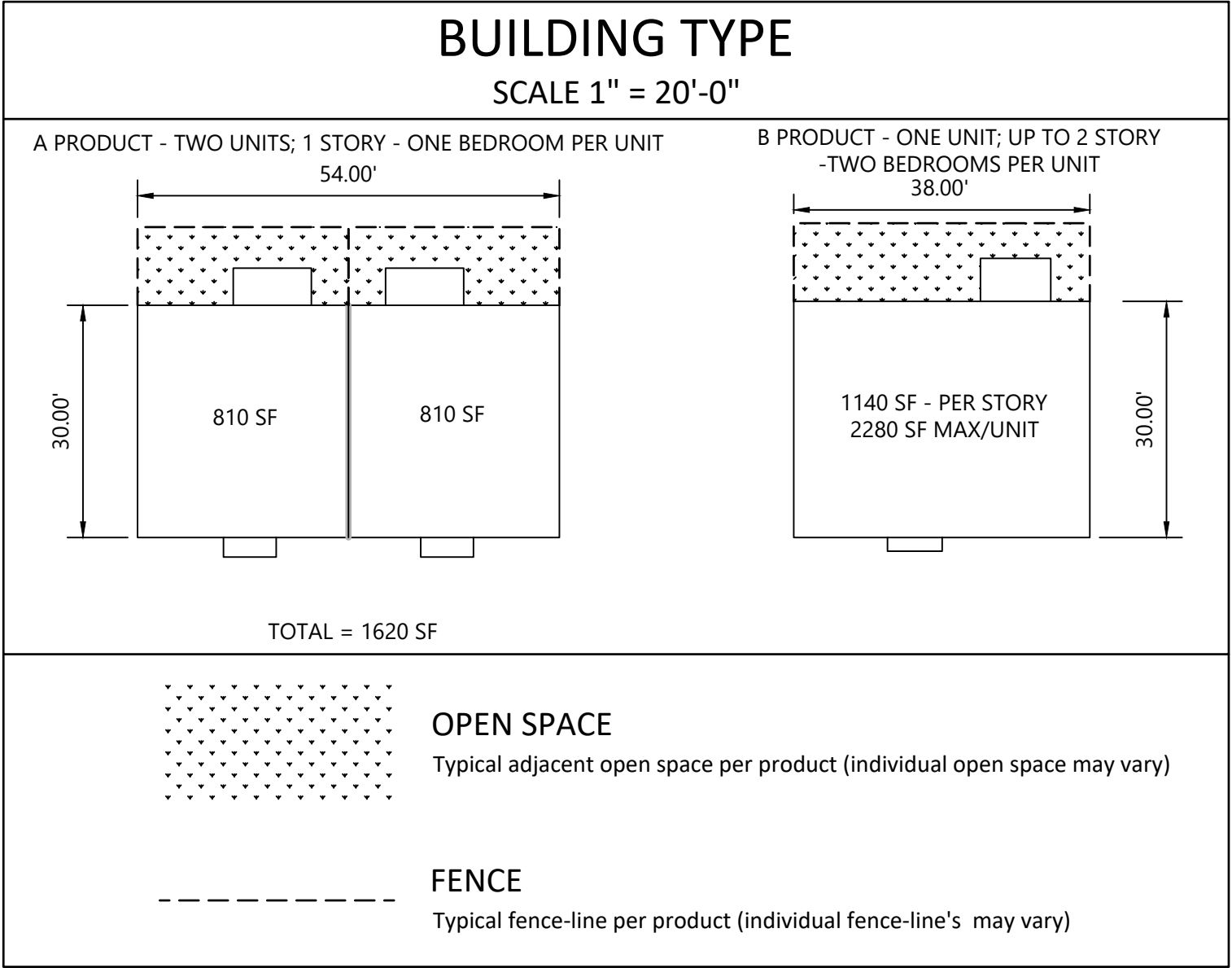
NOT FOR CONSTRUCTION

SUMMARY:

- Original tract lot acreage
- 704,409 square feet
 - 16.171 acres
- Tract area minus CR 1106 r.o.w. dedication
- 674,568 square feet
 - 15.66 acres
- Total open space provided
- 172,900 square feet
 - 3.97 acres
 - 24.6% (of original tract)
 - 25.4% (of tract area minus CR 1106 r.o.w. dedication)

NOTE:

- Open space areas are as follows, but not limited to (as shown on open space plan):
- Fenced in rear yards, minus patio
 - Amenity activity area
 - 20' landscape along CR 1106
 - Landscape buffers to preserve trees
 - Dog park
 - The detention area



PER PRODUCT OPEN SPACE REQUIRED			
Type	Requirement	Unit Count	Total
1 Bedroom	600 s.f.	106	63,600 s.f.
2 Bedroom	900 s.f.	79	71,100 s.f.
Total Required			134,700 s.f.
PROVIDED			
Total Open Space Provided Across Tract			172,900 s.f.

Note: Development assumes one lot for the entire development

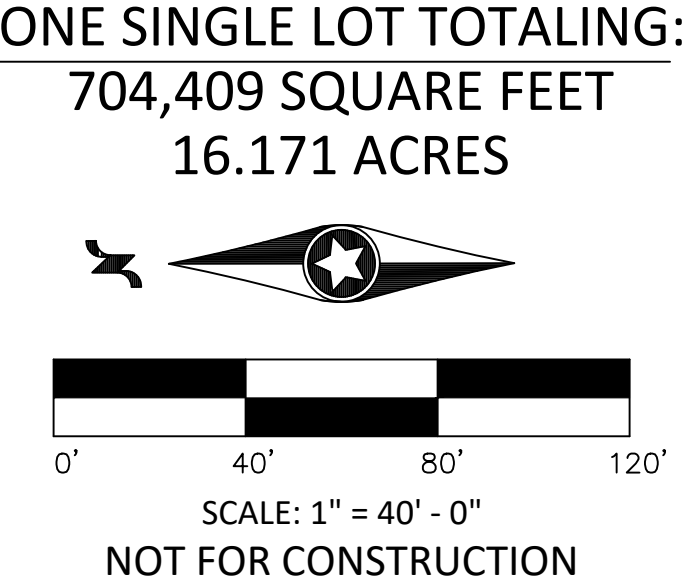
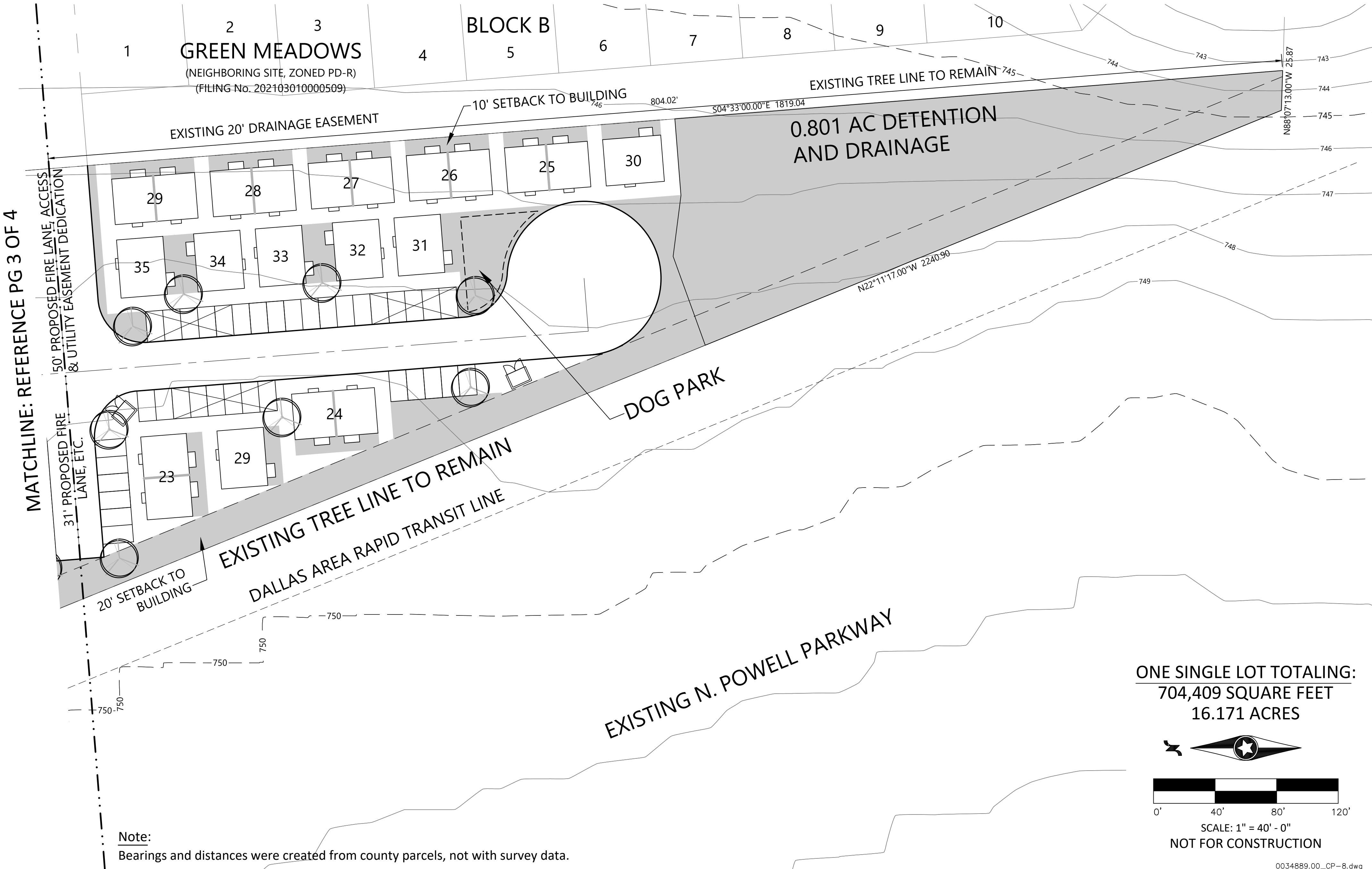
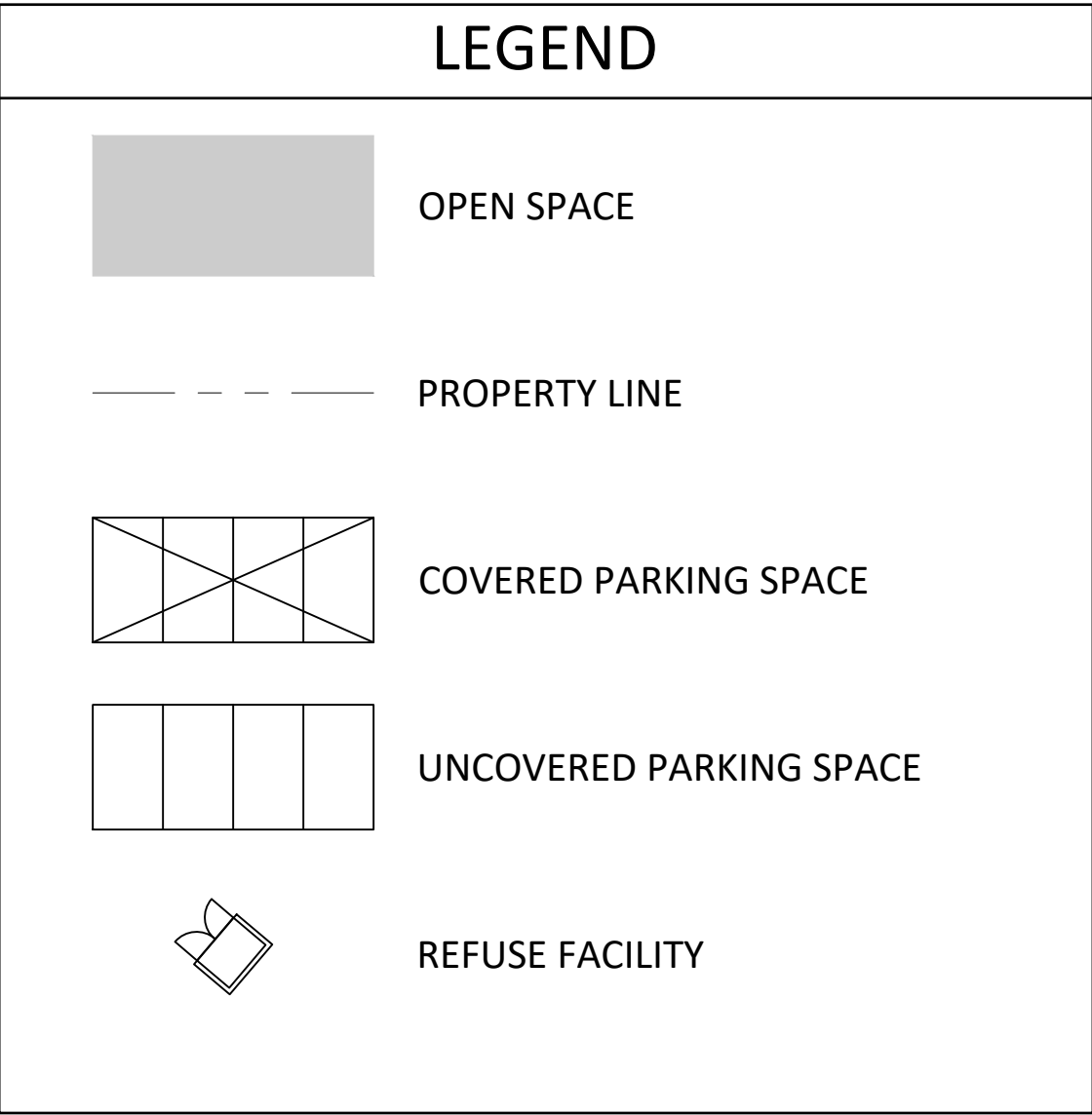


EXHIBIT C

Development of the Property shall comply with the following development standards provided below. The site shall comply with the City of Anna Zoning Ordinance utilizing "MF-1" Multi Family 1 base zoning with the concept plan and variance listed below. In the event of a conflict between the provision of this Exhibit A, Exhibit B and other exhibits to this ordinance, the provisions of Exhibit A shall control.

SECTION	STANDARD	PROPOSAL	JUSTIFICATION
Sec. 9.04.019 (b)(1)	Multiple-family dwellings and clustered multiple-family dwellings, which clustered in [or] multiple-family dwellings have a site plan approved by the planning and zoning commission for the particular project in which they are proposed.	Multiple-family dwellings and clustered multiple-family dwellings, including single-family, two-family, multi-family dwelling & single-family rental residence buildings.	In order to allow additional uses.
Sec. 9.04.019 (d)(7)	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.	The height of a multifamily building shall have a maximum height of 35' per base MF-1 height requirements.	In order to simplify design requirements across the site while meeting base MF-1 height requirements.
Sec. 9.04.037 Parking space regulations	2 per dwelling unit. 75% of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.	One parking space per every one-bedroom dwelling unit within each dwelling unit is acceptable. Two parking spaces per two-bedroom dwelling unit is acceptable. 50% of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.	One parking space per one-bedroom unit should be acceptable because there will be only one car per unit.
Sec. 9.04.039 (a)(1)(A)(iii)	Multifamily and industrial districts 8'0"	Multifamily districts 6'0"	The fencing height should be allowed because the height of the proposed multi-family units are similar to the adjacent use.

Sec. 9.04.019 (h) Screening Fence	Border fencing of masonry construction of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.	Border fencing to be 6'0" board on board fence.	To be consistent with adjacent typical single-family board on board fencing.
---	---	---	--

EXHIBIT B

16 Acre Tract: Planned Development in the City of Anna, Texas

CITY OF ANNA
PLANNING & ZONING COMMISSION

April 4, 2022

Concept Plan: District Community

Applicant: Chuck Branch – Valiant Real Estate Services

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan for District Community.

SUMMARY:

Multiple-Family Residences on 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5.

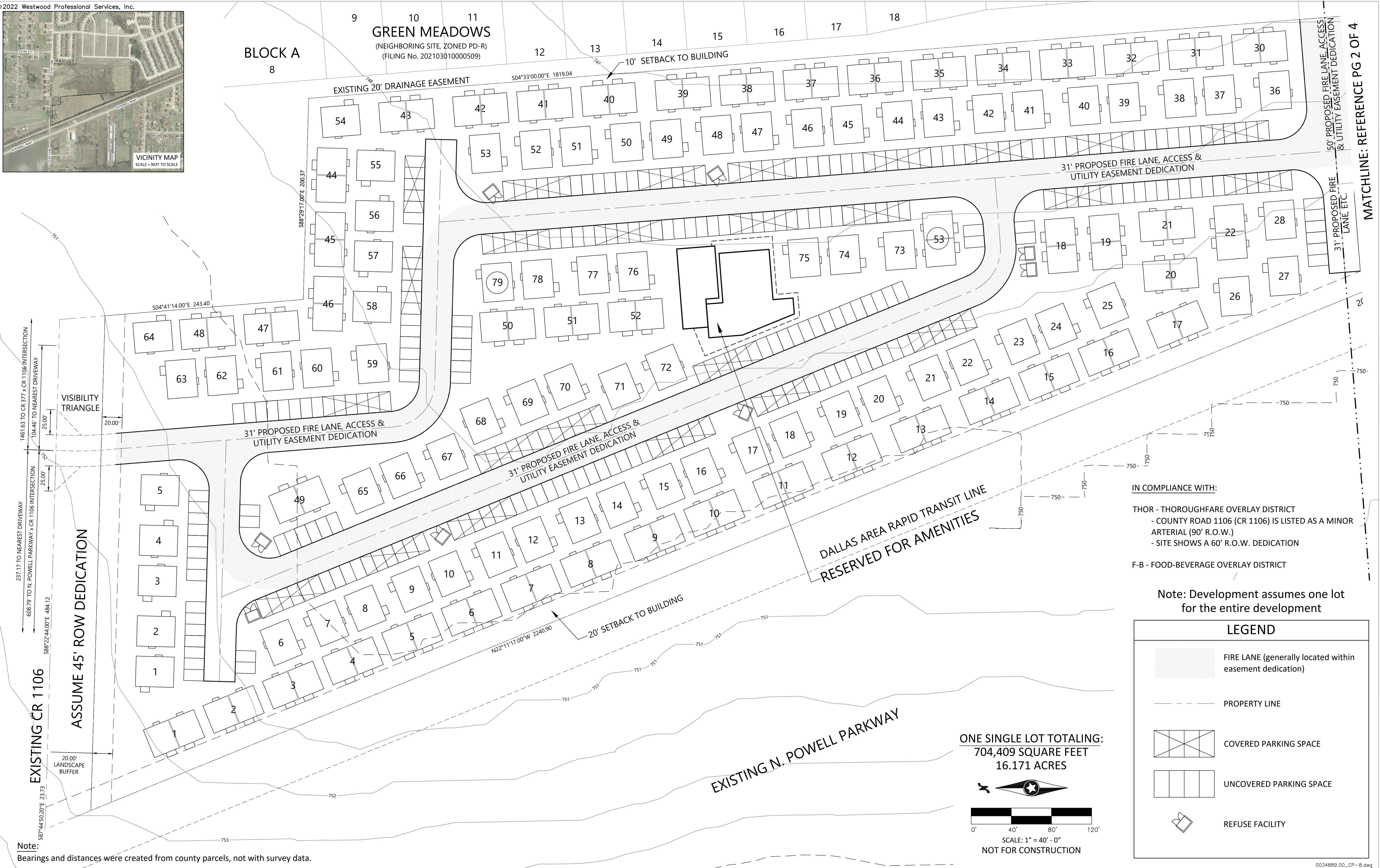
This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the conceptual layout and related site improvements associated with the future multiple-family development. The concept plan complies with the zoning districts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

RECOMMENDATION:

If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit



IN COMPLIANCE WITH:

THOR - THOROUGHFARE OVERLAY DISTRICT
- COUNTY ROAD 1106 (CR 1106) IS LISTED AS A MINOR ARTERIAL (90' R.O.W.)
- SITE SHOWS A 60' R.O.W. DEDICATION

F-B - FOOD-BEVERAGE OVERLAY DISTRICT

Note: Development assumes one lot for the entire development

LEGEND

FIRE LANE (generally located within easement dedication)

PROPERTY LINE

COVERED PARKING SPACE

UNCOVERED PARKING SPACE

REFUSE FACILITY

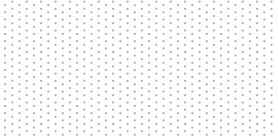
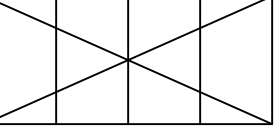
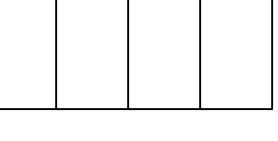
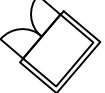
ONE SINGLE LOT TOTALING:
704,409 SQUARE FEET
16.171 ACRES

SCALE: 1" = 40' - 0"

NOT FOR CONSTRUCTION

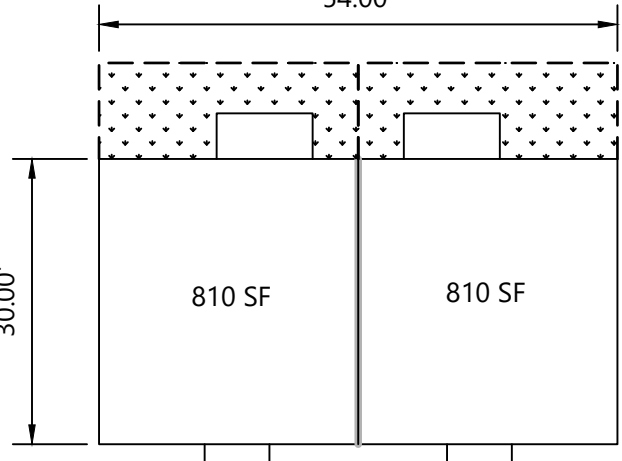
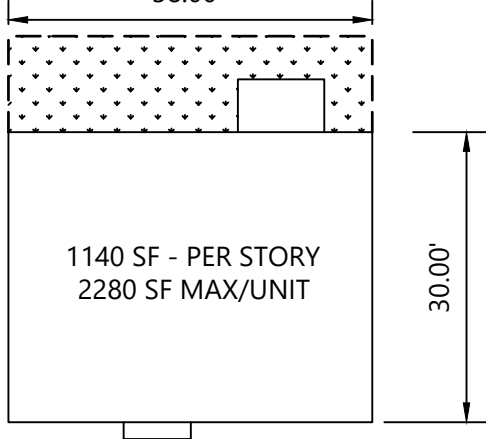
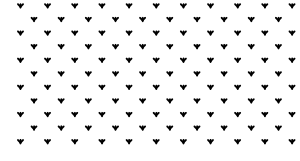
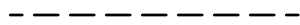
SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
Zoning (from zoning map)		SF-E
Land Use (from zoning ordinance)		Undeveloped
Proposed Land Use		PD-MF-1
Lot Area (square feet & acres, includes dedication)		704,409 s.f. 16.171 acres
Building Footprint Area (square feet)		
- Product A (2 units per product/1 bedroom per unit)		1,620 s.f.
- Product B (1 unit per product/2 bedroom per unit)		1,140 s.f.
Total Building Footprint Area (square feet, within site; total product A + total product B)		175,920 s.f.
- Product A (2 units per product; 1,620 x 53 products)		85,860 s.f.
- Product B (1 unit per product; 1,140 x 79 products)		90,060 s.f.
Building Height (feet - distance to tallest building element)		
- Product A (2 units per product/1 bedroom per unit)		1 STORY
- Product B (1 unit per product/2 bedroom per unit)		2 STORY/35' MAX
Lot Coverage (percent - X.XX%; 175,920 sf / 704,409)		24.97%
MULTIFAMILY UNITS		
# of 1 Bedrooms Minimum unit size		106 units 810 s.f.
# of 2 Bedrooms Minimum unit size		79 units 1,140 s.f.
Total Unit Count		185 units
PARKING		
Required Parking (1 parking space per one-bedroom dwelling unit, 2 parking spaces per two-bedroom dwelling unit; 106 + (79 x 2))		264 spaces
Required Visitor Parking (25% visitor parking; 264 x 0.25)		66 spaces
Total Required Parking (required parking plus required visitor parking; 264 + 66)		330 spaces
Required Covered Parking (50% of parking must be covered; 330 x 0.5)		165 spaces
Total Pavement Area		183,291 s.f.

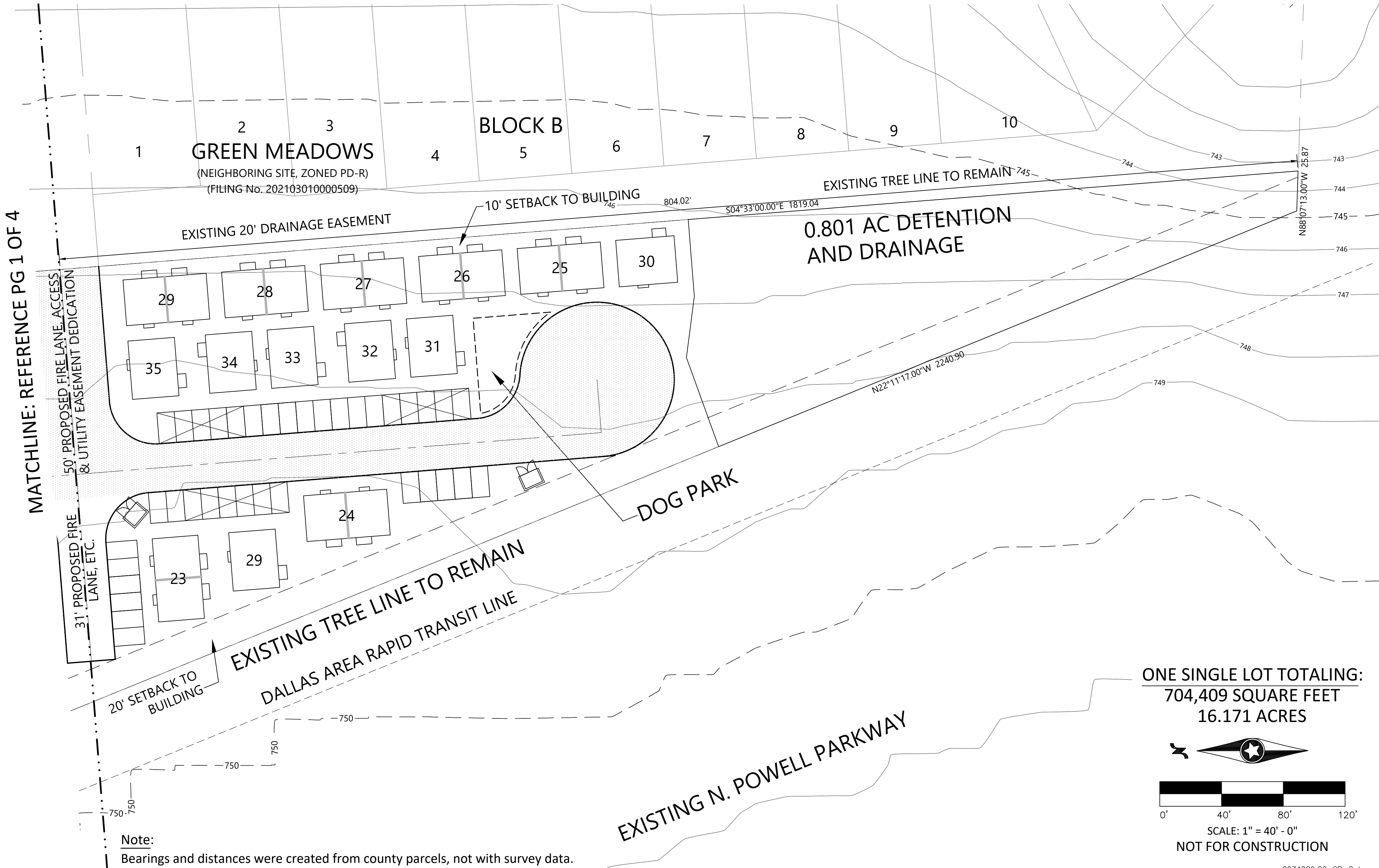
Note: Development assumes one lot for the entire development

LEGEND	
	FIRE LANE (generally located within easement dedication)
	PROPERTY LINE
	COVERED PARKING SPACE
	UNCOVERED PARKING SPACE
	REFUSE FACILITY

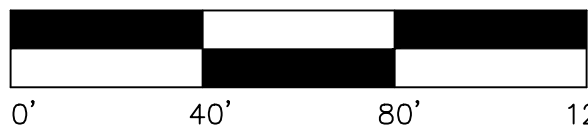
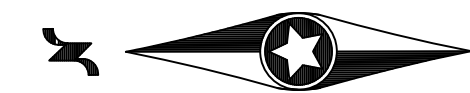
PER PRODUCT OPEN SPACE			
REQUIRED			
Type	Requirement	Unit Count	Total
1 Bedroom	600 s.f.	106	63,600 s.f.
2 Bedroom	900 s.f.	79	71,100 s.f.
Total Required			134,700 s.f.
PROVIDED			
Total Open Space Provided Across Tract			172,900 s.f.

REFUSE FACILITY		
GENERAL SITE DATA		
Maximum Distance (every dwelling unit shall be located within 250 feet of a refuse facility)		250 feet
Size of each container (in cubic yards)		6 c.y.
Quantity (minimum of 1 container per 30 dwelling units)		10

BUILDING TYPE	
SCALE 1" = 20'-0"	
A PRODUCT - TWO UNITS; 1 STORY - ONE BEDROOM PER UNIT 	B PRODUCT - ONE UNIT; UP TO 2 STORY - TWO BEDROOMS PER UNIT 
TOTAL = 1620 SF	
	OPEN SPACE Typical adjacent open space per product (individual open space may vary)
	FENCE Typical fence-line per product (individual fence-line's may vary)



ONE SINGLE LOT TOTALING:
704,409 SQUARE FEET
16.171 ACRES



SCALE: 1" = 40' - 0"
NOT FOR CONSTRUCTION

0034889.00_CP--8.dwg



Item No. 14.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Brian Bischoff / Q
Seminole Anna Town
Center, LP

AGENDA ITEM:

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP.

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

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

SUMMARY:

Zoning – Anna Town Center, Block A, Lot 5R

DESCRIPTION:

Request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Zoned Planned Development (Ord. No. 648-2014).

REMARKS:

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

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

ISSUES:

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

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

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

The applicant is proposing:

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

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

The applicant is requesting to allow

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

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

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

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

SUMMARY:

Request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan. The multiple-family residence land use is currently allowed by-right on the property.

RECOMMENDATION:

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

Restrictions:

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

Development Scenario A

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

Development Scenario B

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

1. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

a. Rear yard setback: 20 feet

b. Lot Depth: Average 120 feet

c. A building separation of ten (10) feet shall be provided between HML structures. Separation between accessory structures (garages & covered parking structures) shall be a minimum of 8 feet (face of building to face of building, not including eaves).

d. Parking:

i. 1.5 parking spaces per one bedroom unit and 2 parking spaces per two-bedroom unit.

ii. Detached covered parking may be constructed of steel and shall be integrated into the overall site design so as to blend with the main buildings of the HML development.

iii. 50% of required parking must be covered (Garage or Carport)

e. Screening/Fencing:

i. An 8' masonry fence may be constructed along the property line and within front yard setback but shall be located no closer than 20 feet to an abutting public street right-of-way.

ii. Minimum 6' Iron fencing is permitted along the eastern property line.

iii. Fences for individual units are permitted within the front yard setback adjacent to Throckmorton Boulevard but shall be located no closer than 20 feet to the abutting public street right-of-way.

f. Refuse facilities: Every dwelling unit shall be located within five hundred (500) feet of a refuse facility.

2. Tree Preservation Plan - Tree Survey:

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

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

ATTACHMENTS:

1. Anna Town Center Locator Map
2. PZ - STAFF REPORT (Zoning) - Anna Town Center, BL A, Lt 5R
3. Ord. 648-2014 Chief Partners Zoning - Walmart
4. PZ - STAFF REPORT (CP) Anna Town Center, Block A, Lot 5R
5. Exhibit A - CP (Anna Town Center, Bl A, Lt 5R)
6. PZ - STAFF REPORT (PRP) Anna Town Center, Block A, Lot 5R
7. Exhibit A - Anna Town Center Preliminary Replat

Zoning - Anna Town Center, Block A, Lot 5R



CITY OF ANNA

PLANNING & ZONING COMMISSION

April 4, 2022

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

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

DESCRIPTION:

Request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Zoned Planned Development (Ord. No. 648-2014).

REMARKS:

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

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

Surrounding Land Uses and Zoning

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

Proposed Planned Development Stipulations

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

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

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

The applicant is proposing:

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

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

The applicant is requesting to allow

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

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

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

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

SUMMARY:

Request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan. The multiple-family residence land use is currently allowed by-right on the property.

RECOMMENDATION:

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

Restrictions:

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

Development Scenario A

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

Development Scenario B

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

1. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - a. Rear yard setback: 20 feet
 - b. Lot Depth: Average 120 feet
 - c. A building separation of ten (10) feet shall be provided between HML structures. Separation between accessory structures (garages & covered parking structures) shall be a minimum of 8 feet (face of building to face of building, not including eaves).
 - d. Parking:
 - i. 1.5 parking spaces per one bedroom unit and 2 parking spaces per two-bedroom unit.
 - ii. Detached covered parking may be constructed of steel and shall be integrated into the overall site design so as to blend with the main buildings of the HML development.

- iii. 50% of required parking must be covered (Garage or Carport)
- e. Screening/Fencing:
 - i. An 8' masonry fence may be constructed along the property line and within front yard setback but shall be located no closer than 20 feet to an abutting public street right-of-way.
 - ii. Minimum 6' Iron fencing is permitted along the eastern property line.
 - iii. Fences for individual units are permitted within the front yard setback adjacent to Throckmorton Boulevard but shall be located no closer than 20 feet to the abutting public street right-of-way.
- f. Refuse facilities: Every dwelling unit shall be located within five hundred (500) feet of a refuse facility.

2. Tree Preservation Plan - Tree Survey:

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

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

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance is generally located on the north side of
West White Street and East of U.S. 75)

ORDINANCE NO. 648-2014

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning change on Property described in Exhibit A ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the north of West White Street and east of U.S. 75 is rezoned from Planned Development (PD) Ordinance 120-2003 and Planned Development Number (PD) Ordinance 121-2003 to Planned Development (PD) zoning; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Comprehensive Plan of the City and City of Anna Ordinance No. 116-2003 as amended and codified as Part III-C of The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit A from Planned Development Ordinance 120-2003 and Planned Development Ordinance 121-2003 to Planned Development (PD) zoning. The Planned Development (PD) zoning regulations limit the use of the Property or any part thereof to those permitted in the Commercial (C-2) with restrictions and addition as set forth below:

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of a high-quality, mixed-use development in the northeast quadrant of US 75 and West White Street (FM 455) to accommodate those uses that are of city-wide and regional significance. Within this District are permitted certain retail, service, residential and office uses. Development is intended to demonstrate excellence in site planning and design, and provide exceptional circulation from within the development to West White Street (FM 455) and US 75.

2. Definitions

Except as otherwise provided herein, the definitions in Section 4 of the City's Zoning Ordinance shall apply. For purposes of this Planned Development District, the following terms shall be defined as follows:

- a. "Masonry " means brick, tile, manmade or natural stone, cast stone, rock, marble, granite, curtain glass, glass block, exposed aggregate concrete panels, decorative concrete panels, split face concrete block or any construction consisting of concrete panels including, but not limited to "tilt-wall " construction, , or any other materials similar to these materials approved by the Director of Planning.
- b. Exterior insulation finishing system ("EIFS") can only be used as accent and must be at least twelve feet (12') above the finished floor elevation.

3. Concept Plan.

Development of the Property must generally comply with the concept plan attached hereto for all purposes as Exhibit "B ", (the "Concept Plan ").

4. Development Plan

Development of the property will be subject to a Development Plan (Detailed Site Plan) Future phases of the development must generally comply with development plans approved in accordance with Section 30 of the City's Zoning Ordinance except as otherwise modified herein

5. Development Standards.

- A. "C-2" Property. Development of those portions of the Property designated as "C-2 Uses" on the Concept Plan 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 "C-2", General Commercial District, and the "THOR Overlay", except as otherwise provided herein.

1. Uses: in addition to the Uses permitted under C-2, the following Uses shall be permitted by right:

- a. Tool rental shop (as an accessory use);
- b. Commercial Greenhouse (as an accessory use);
- c. Bldg. materials, hardware (Inside storage)

2. Uses not allowed within the district or allowed with Specific Use Permit:

- | | |
|---------------------------------------|------------------------------------|
| a. Motel, motor hotel, or motor lodge | Permitted with specific use permit |
| b. Travel trailer park | Not Permitted |

- | | |
|---|------------------------------------|
| c. Cemetery or mausoleum | Not Permitted |
| d. Concrete, asphalt batching plant temporary
(for onsite facility construction) | Permitted with specific use permit |
| e. Fraternal organization, lodge or civic club | Permitted with specific use permit |
| f. Kennel, outside pens | Not Permitted |
| g. Stadium or playfield, public | Not Permitted |
| h. Swimming pool private | Not Permitted |
| i. Heliport or heliport | Not Permitted |
| j. Radio, TV or microwave oper., amateur | Not Permitted |
| k. Radio, TV or microwave oper., commer. | Not permitted |
| l. Service yards of government agency | Not Permitted |
| m. Transit station or turnaround | Not Permitted |
| n. Auto leasing and rental
(with more than five vehicles on site) | Not Permitted |
| o. Auto paint and body shop | Not Permitted |
| p. Automobile and trailer sales area, new | Not Permitted |
| q. Automobile and trailer sales area, used | Not Permitted |
| r. Boat sales and storage | Not Permitted |
| s. Bus terminal | Not Permitted |
| t. Flea market | Not Permitted |
| u. Tire dealer (with outside storage) | Not Permitted |
| v. Heavy machinery sales | Not Permitted |
| w. Massage parlor | Not Permitted |
| x. Metal dealer, crafter precious | Permitted with specific use permit |
| y. Nude modeling studio | Not Permitted |
| z. Trailer, manufactured housing or
mobile home display and sales | Not Permitted |
| aa. Veterinarian clinic (outside pens) | Not permitted |
3. Lot Width: Minimum lot width is 40'.
 4. Interior Side Yard and Rear Yard: there shall be no minimum Interior Side Yard or Interior Rear yards.
 5. Minimum lot area: 10,000 square feet
 6. Maximum building height: 60'
 7. Parking:
 - a. A "stand-alone" retail building in excess of 60,000 square feet shall be

considered "retail" for purposes of calculating parking and shall not be considered part of a "shopping center" on adjacent lots.

- b. Shared Parking: Parking spaces may be applied to two uses with mutually exclusive hours of operation.
 - c. Parking for a "restaurant" Use that is not part of a "shopping center" shall be provided at a minimum of 1 parking space per 100 square feet of floor area, exclusive of patios. Parking for a "restaurant" Use that is part of a "shopping center" shall be provided as part of the "shopping center" parking requirement.
 - d. Medical uses: 5/1,000 sq. ft. (minimum)
 - e. Retail uses: 4/1,000 sq. ft. (minimum)
 - f. Shopping Centers: 5.5/1,000 sq. ft. (minimum)
7. Masonry Content: 100% masonry as defined herein.
8. General:
- a. Screening pursuant to Section 24.08 shall not be required for C-2 Uses that abuts public streets or access drives that are adjacent to or across from areas designated for Residential Use within this Planned Development District.
9. Outdoor display areas (Garden Centers)
- a. An outdoor display area (garden centers) may not exceed twenty five percent (25%) of the adjoining building size.
 - b. The outdoor display area shall be enclosed by a 4' masonry wall with decorative ornamental iron fencing above, to not be less than eight feet (8') total in height.
 - c. Height of materials being screened must be lower than the screening fencing.
 - d. Landscaping shall be planted along the exterior side of any outdoor display area and maintained at a height of 3 feet along the front and Landscaping shall be planted on the side of any outdoor display area and maintained at a height of 6 feet.

B. C-2/MF Property: Development of those portions of the Property designated as "C-2/MF Uses" on the Concept Plan must comply with the following development standards: 1. General: This area permits uses permitted in both "C-2" and "MF". Uses permitted in "C-2" that are developed within this area must comply with the development regulations set forth in Section 4.A above. Uses permitted in "MF" that are developed within this area must comply with the following:

- a. Uses: Multifamily units shall be allowed.
- b. Density: A maximum of thirty-five (35) units per gross acre of land shall be permitted.
- c. Required Parking: Parking requirements for multifamily development areas shall be one and one (1.5) space per one-bedroom and efficiency units, two (2) spaces per two or more bedroom units.
- d. Minimum Dwelling: The minimum floor area for multifamily units with one bedroom shall be five hundred, fifty (550) square feet, exclusive of garages, open breezeways and porticos.
- e. Lot Coverage and Open Space: In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main

buildings and accessory buildings.

- g. For purposes of this PD "open space" includes developed city park.
 - i. All multifamily units must be located within six hundred feet (600') of an open space area. The Planning & Zoning Commission may approve this distance to be increased to up to one thousand two hundred feet (1,200') if the shape of the multifamily development is irregular or if existing trees/vegetation on the site can be preserved by increasing the distance.
 - ii. Within open space areas, there shall be at least one (1) tree for every two thousand (2,000) square feet of space. New trees planted to meet this requirement shall be a minimum of three inches (3") in caliper.
 - iii. Individual open space areas shall be at least twenty thousand (20,000) square feet in size. Open space must be a minimum of fifty feet (50') wide, and must have no slope greater than ten percent (10%). At the time of Site Plan approval, the Planning & Zoning Commission may approve full or partial credit for open areas that exceed the 10% maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.
 - iv. Pools, tennis courts, walkways, patios and similar outdoor amenities may be located within areas designated as open space. Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lots, overhead electrical transmission lines and easements, drainage channels and antennas may not be included in calculating useable open space.
- h. Lot Width: The minimum width of any lot shall not be less than fifty (50) feet.
- i. Lot Depth: The minimum depth of any lot shall not be less than one hundred twenty (120) feet.
- j. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.
- k. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty-five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. If a side yard is adjacent to a single family residential district, there shall be a twenty-five (25) foot setback and a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- l. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet. If a rear yard is adjacent to a single family residential district, there shall be a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height,
- m. Maximum Height: Buildings shall be a maximum of three (3) stories, not to exceed forty

(40) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend five (5) feet above this height limit.

- n. Minimum Lot Size: The minimum lot size shall be 8 acres.
- o. Screening Requirements: Border fencing of masonry construction (approved by the City) of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a creek, open space, public or private street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.
- p. Staggered Wall Line: Front elevation walls must have a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building.
- q. Masonry Requirements: All principal multi-family buildings and structures shall have at least ninety percent (90%) of the total exterior walls above grade level, excluding doors and windows, and recessed balcony areas constructed of masonry as defined herein.
- r. Roof Articulation: The main roof plane shall not occupy more than 70 percent of the plane.

6. General Miscellaneous Regulations.

- A. Floodplain Designation Overlay: For purposes of this Planned Development District, property within the designated floodplain shall contain an "FP-PD" overlay designation which shall not be considered a zoning district. In the event any of such property is reclaimed and taken out of the designated floodplain, then such overlay shall change to reflect the reclaimed land and such change in the "FP-PD" overlay shall not be required to be approved in the same manner as a change in zoning district.
- B. Signage. The Sign Regulations set forth in Part III-D of the Anna City Code of Ordinances shall apply to this planned development district except as modified as follows:
 - 1. Pole Signs:
 - a. Locations: Pole signs may be located along U.S. 75 and West White Street frontage;
 - b. Minimum lot width: 40'
 - c. Copy area: 300 sq. ft. for the sign identified on the Concept Plan; all other signs: 200 sq. ft.;
 - d. Setback from adjacent property line: 5', but outside of a 25' x 25' visibility triangle;
 - e. Maximum height: 35 feet;

- f. Sign coordination plan: A sign coordination plan shall be required for the entire Property. Signage for each phase of development must be identified on each respective development plan.

C. Minor modifications.

1. For purposes of this Planned Development District, a minor modification shall be defined as:
 - (i) a change to a footprint of a building in which the proposed footprint remains within the building envelope shown on the Conceptual Site Plan, and
 - (ii) except as otherwise provided in (i), a change to the Concept Plan, any Development Plan or the Development Standards which does not increase the building coverage, floor area ratio or residential density of the planned development, does not decrease any of the specified area regulations or enumerated parking ratios, nor substantially changes the access or circulation on or adjacent to the site.

The Director of Planning may approve minor modifications to the Concept Plan and any Development Plan.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. Penalty

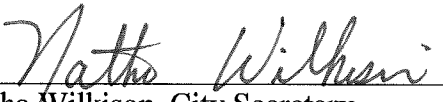
Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 28th day of January 2014.

ATTESTED:

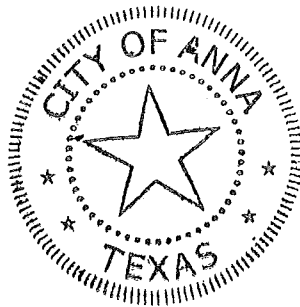


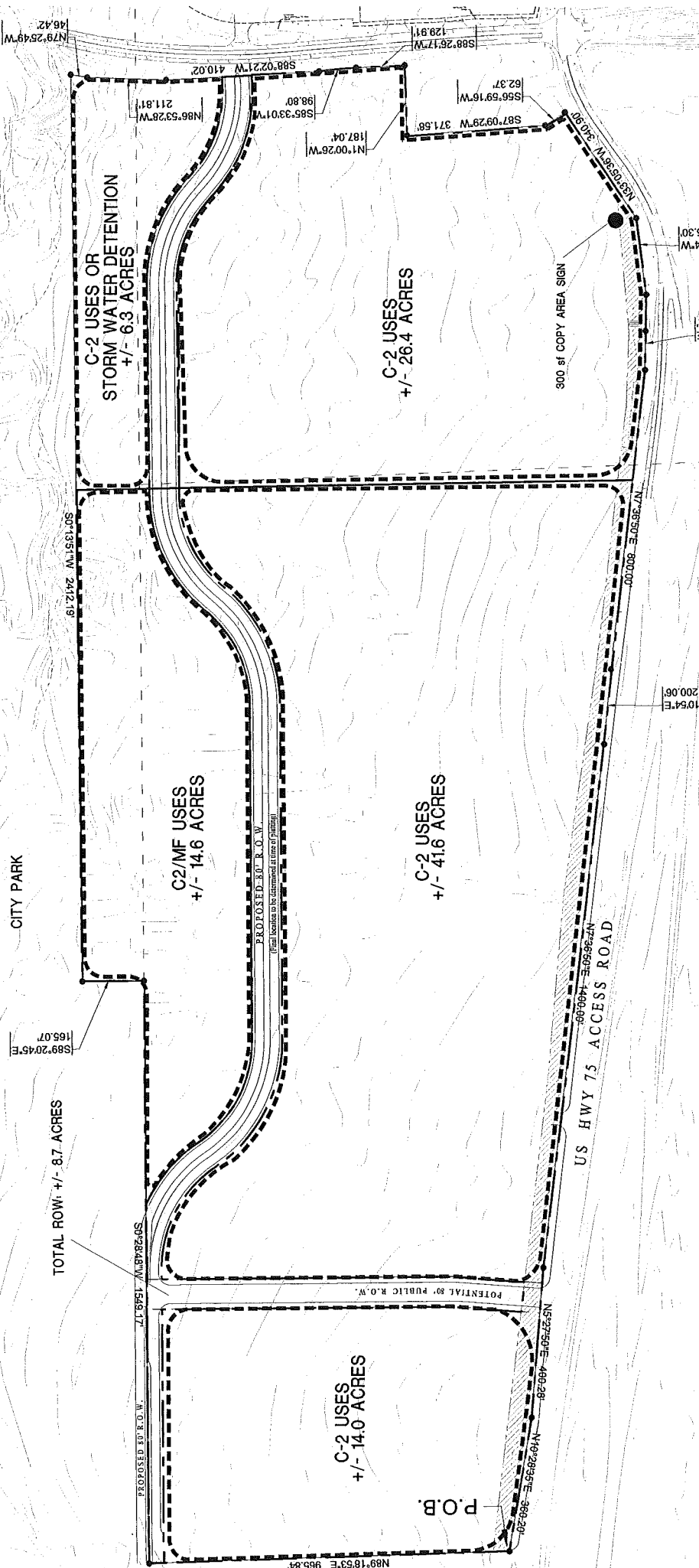
Natha Wilkison, City Secretary

APPROVED:



Mike Crist, Mayor





01 CONCEPT PLAN

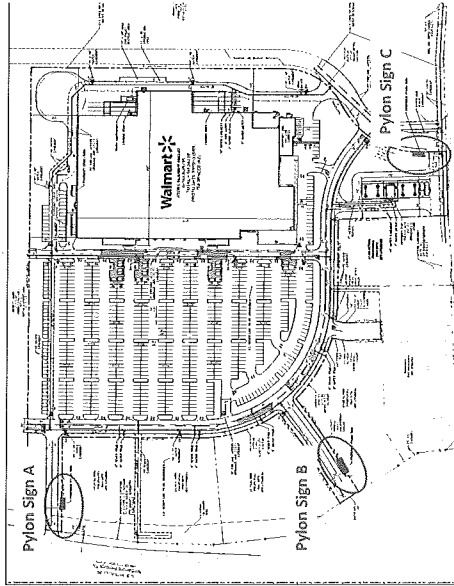
1" = 100'-0"

SP11
 JOB# 11-027
 ISSUE DATE: 01/21/2014
 PREPARED BY: [blank]
 APPROVED BY: [blank]
 DATE: [blank]

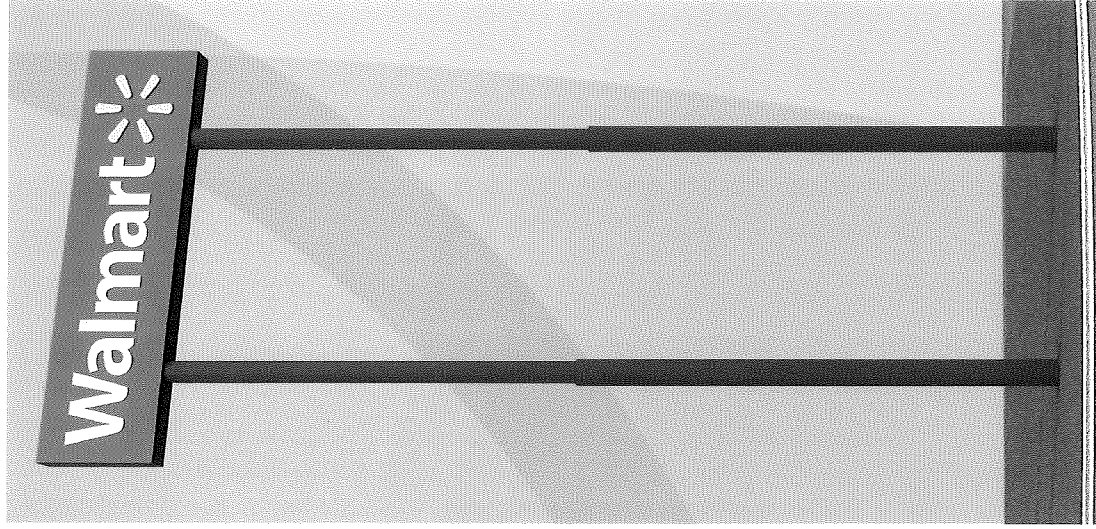
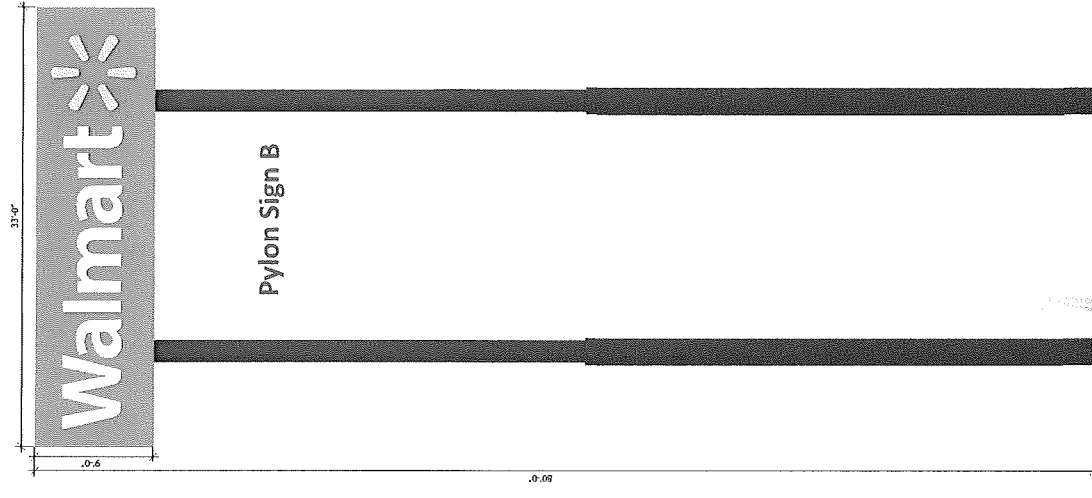
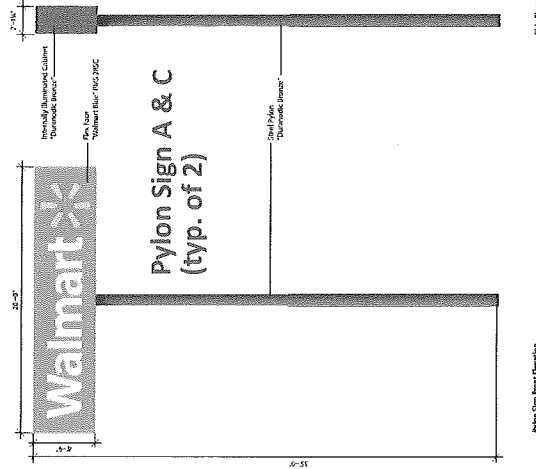
5310 Harvest Hill Rd. Suite 146
 Dallas, Texas 75230
 972-385-9651
 fax 972-385-3462

ANNA TOWN CENTER
 ANNA, TEXAS
CHIEF PARTNERS, LP

GSO
 ARCHITECTS



Sign	Qty.	Illumination	Area (S.F.)	Total S.F.
Pylon Sign A & C	2	Internal	95.00	190.00
Pylon Sign B	1	Internal	297.00	297.00
Total Site Signage				487.00



Walmart

RTA
CONSTRUCT

January 23, 2014

Anna, TX #6963

Site Signage

1

Northbound I-75 (80 ft pylon sign)



Walmart*

RTA
A COMMITMENT

January 23, 2014

Anna, TX #6963

2

Northbound I-75 (35 ft pylon sign)



Walmart*

RIA
CONSTRUCT

January 23, 2014

Anna, TX #6963

Site Signage

3

Southbound I-75 (80 ft pylon sign)



Walmart*

RIA
ELECTRICAL

January 23, 2014

Anna, TX #6963

Southbound I-75 (35 ft pylon sign)



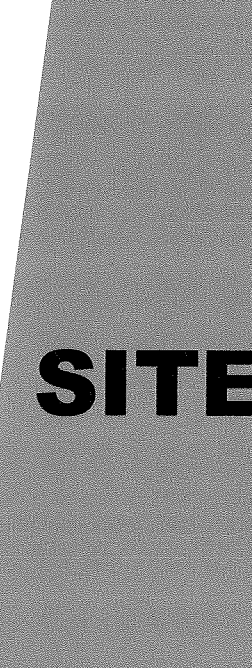
Walmart

RHA
ARCHITECTS

January 23, 2014

Anna, TX #6963

370



SITE

U.S. HIGHWAY 75

WHITE STREET (F.M. 455)

WHITE STREET (F.M. 455)

6

CITY OF ANNA
PLANNING & ZONING COMMISSION

April 4, 2022

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

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

AGENDA ITEM:

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

SUMMARY:

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

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

RECOMMENDATION:

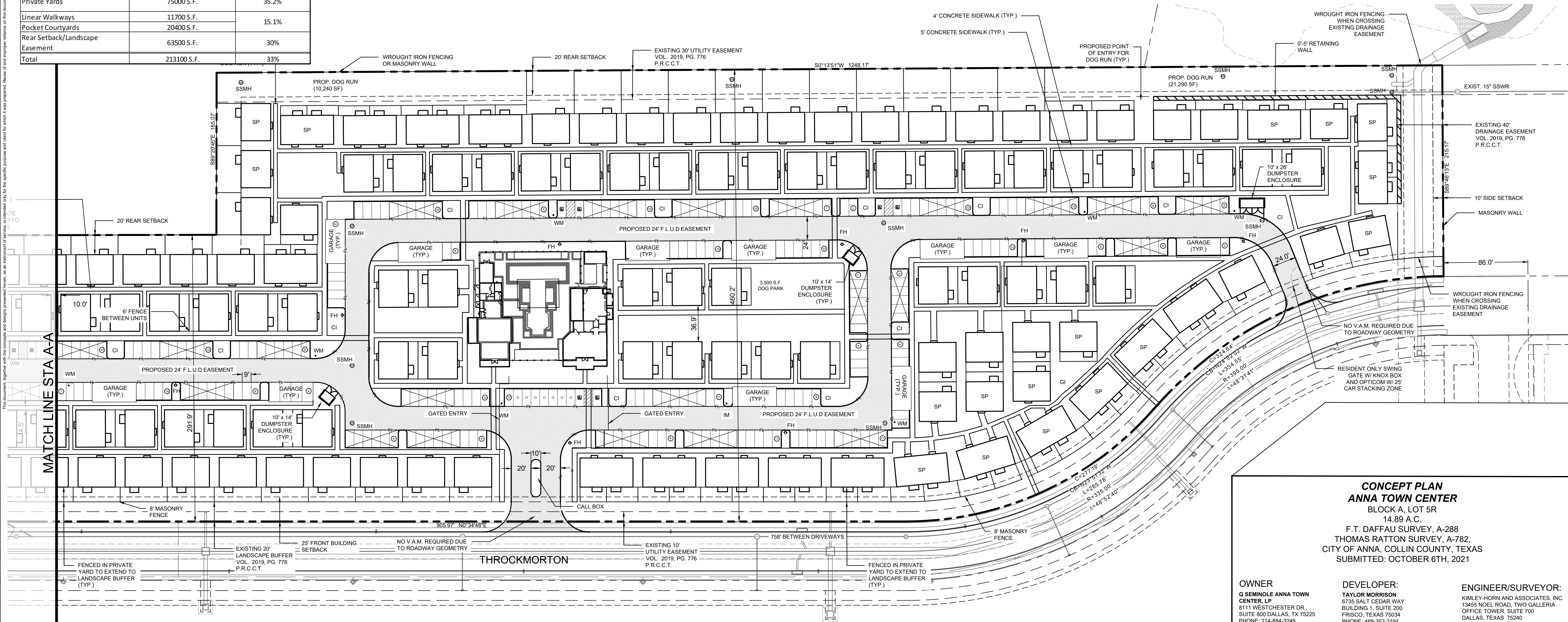
If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit

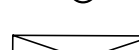
[illegible]

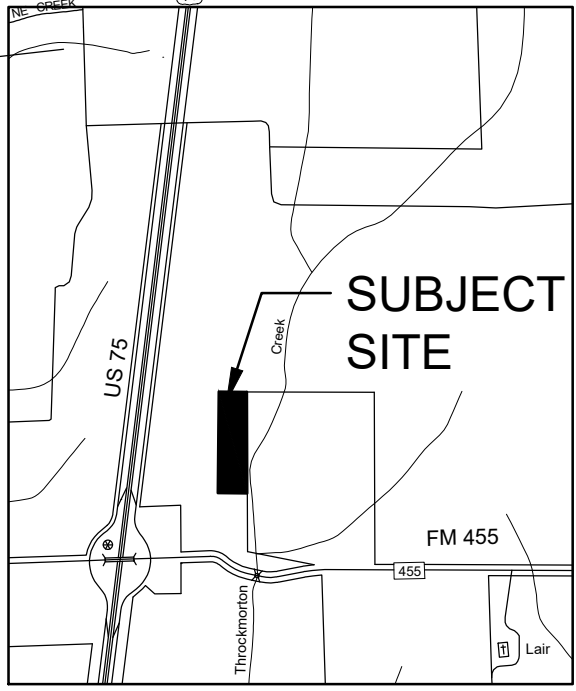
City of Anna BTR Open Space Analysis			
Required			
Type	Requirement	# of	Total
1 Bedroom	600 S.F.	46 UNITS	27,600 S.F.
2 Bedroom	900 S.F.	111 UNITS	99,900 S.F.
Total			127,500 S.F.
Provided			
Type	Actual Area	Modified Area	% of Total Open Space
Amenitized Area - Dog Park	3500 S.F.	10500 S.F.	16.9%
Amenitized Area - Pool Area	8500 S.F.	25500 S.F.	
Clubhouse	6500 S.F.		3.1%
Private Yards	75000 S.F.		35.2%
Linear Walkways	11700 S.F.		15.1%
Pocket Courtyards	20400 S.F.		
Rear Setback/Landscape	63500 S.F.		30%
Easement			
Total	213100 S.F.		33%



BUILDING INFORMATION PER CONCEPT PLAN					
BUILDING TYPE	DESCRIPTION	BLDG'S	UNITS	% TOTAL	BLDG S.F.
	LEASING	1 BLDGS			6,579 SF
	GARAGE	12 BLDGS			900 SF
1 BR	ONE-BEDROOM UNIT	23 BLDGS	46 UNITS	(29.30%)	1,600 SF
2 BR	TWO-BEDROOM UNIT	111 BLDGS	111 UNITS	(70.70%)	1,144 SF
TOTAL		146 BLDGS	157 UNITS		181,163 SF

LEGEND

	PROPERTY LINE
	PROPOSED FIRE LANE
	PROPOSED CURB
	PROPOSED PARKING COUNT
	PROPOSED CARGOT
	PROPOSED FIRE, UTILITY, AND DRAINAGE EASEMENT
	UNIT WITH NFPA 13D SPRINKLER SYSTEM



THE SITE PLAN IS FOR CITY
REVIEW ONLY TO ILLUSTRATE
COMPLIANCE WITH ZONING AND
DEVELOPMENT REGULATIONS.
IT IS NOT INTENDED FOR
CONSTRUCTION PURPOSES.

ANNA BTR
PREPARED FOR
TAYLOR MORRISON
CITY OF ANNA, TEXAS

SHEET NUMBER
C-101

OWNER	DEVELOPER:	ENGINEER/SURVEYOR:
Q SEMINOLE ANNA TOWN CENTER, LP	TAYLOR MORRISON	KIMLEY-HORN AND ASSOCIATES, INC.
8111 WESTCHESTER DR.,	6735 SALT CEDAR WAY	13455 NOEL ROAD, TWO GALLERIA
SUITE 800 DALLAS, TX 75225	BUILDING 1, SUITE 200	OFFICE TOWER, SUITE 700
PHONE: 214-884-3249	FRISCO, TEXAS 75034	DALLAS, TEXAS 75240
CONTACT: BRIAN BISCHOFF	PHONE: 469-252-2194	TEL. NO. 972-770-1300
	CONTACT: PHILLIP THOMPSON	CONTACT: JOSEPH HORNISHER P.E.

CITY OF ANNA
PLANNING & ZONING COMMISSION

April 4, 2022

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

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

AGENDA ITEM:

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

SUMMARY:

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

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

RECOMMENDATION:

If the zoning amendment is recommended for approval; Preliminary Replat approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit

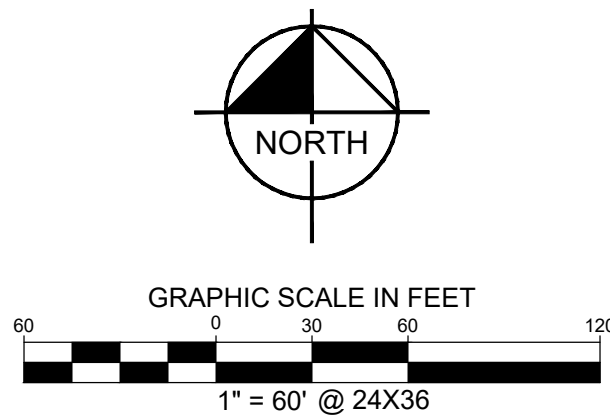
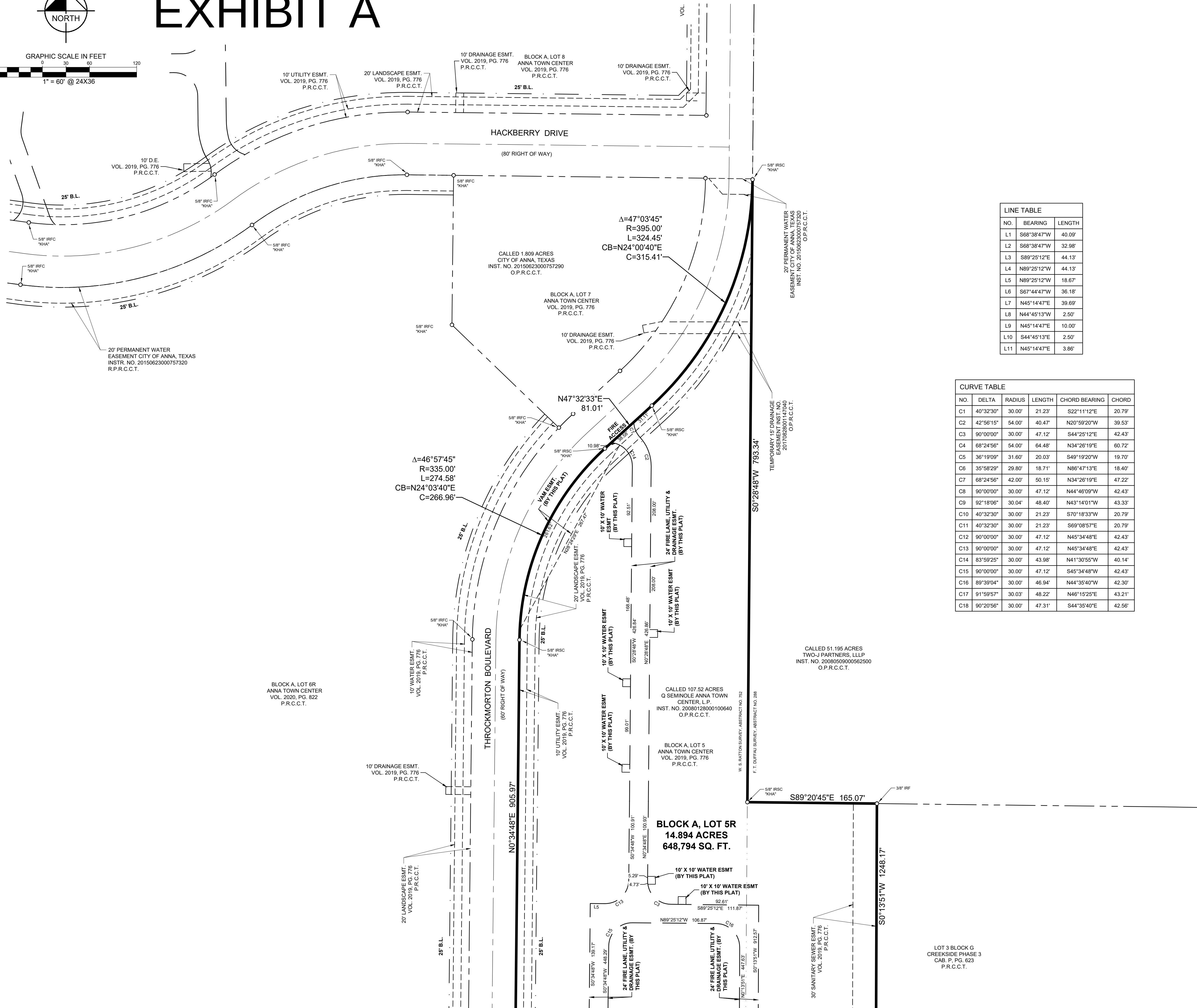
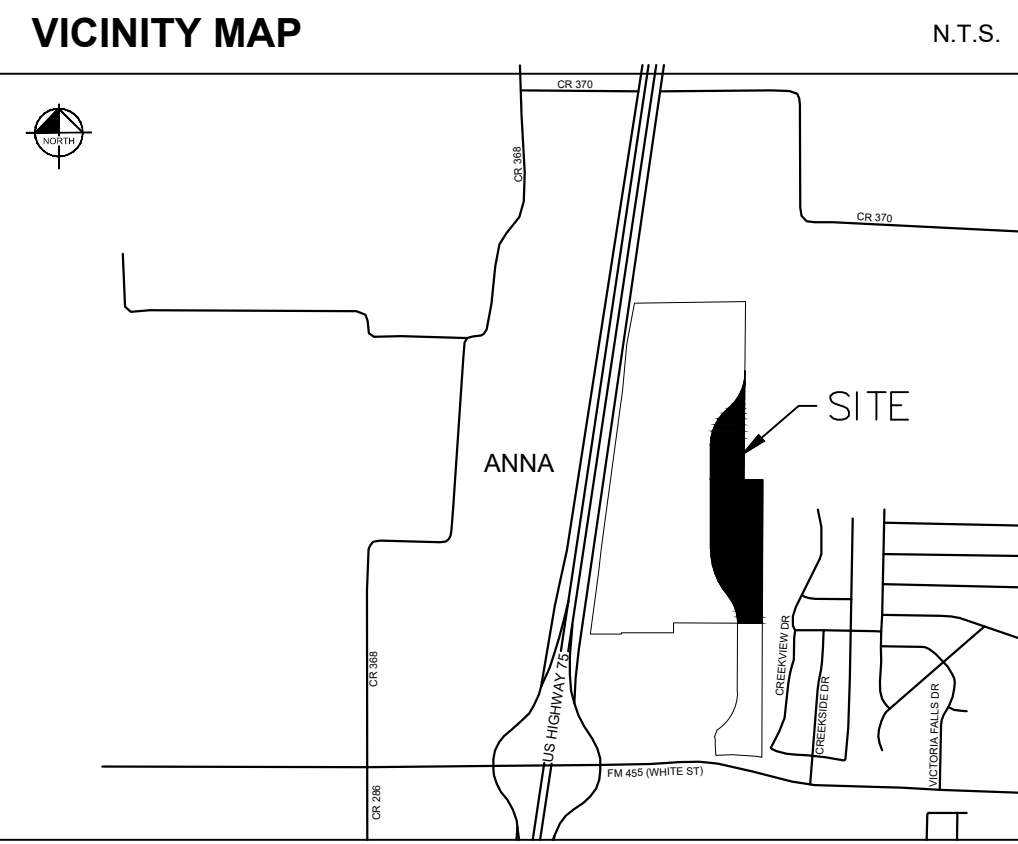


EXHIBIT A



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

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



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

FLOOD STATEMENT:

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

LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FOUND	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
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT

PRELIMINARY REPLAT ANNA TOWN CENTER BLOCK A, LOT 5R

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

Kimley»Horn

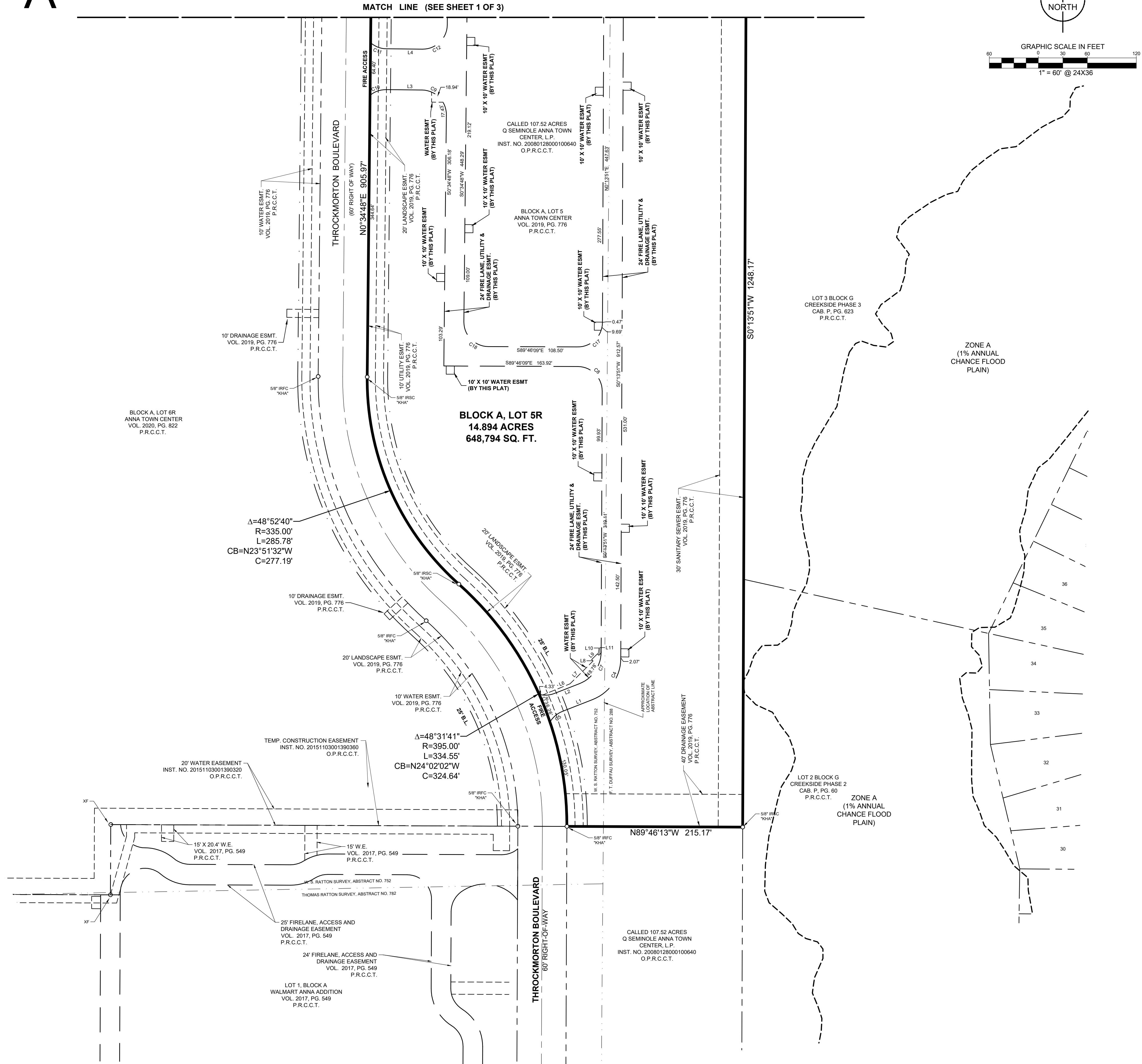
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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

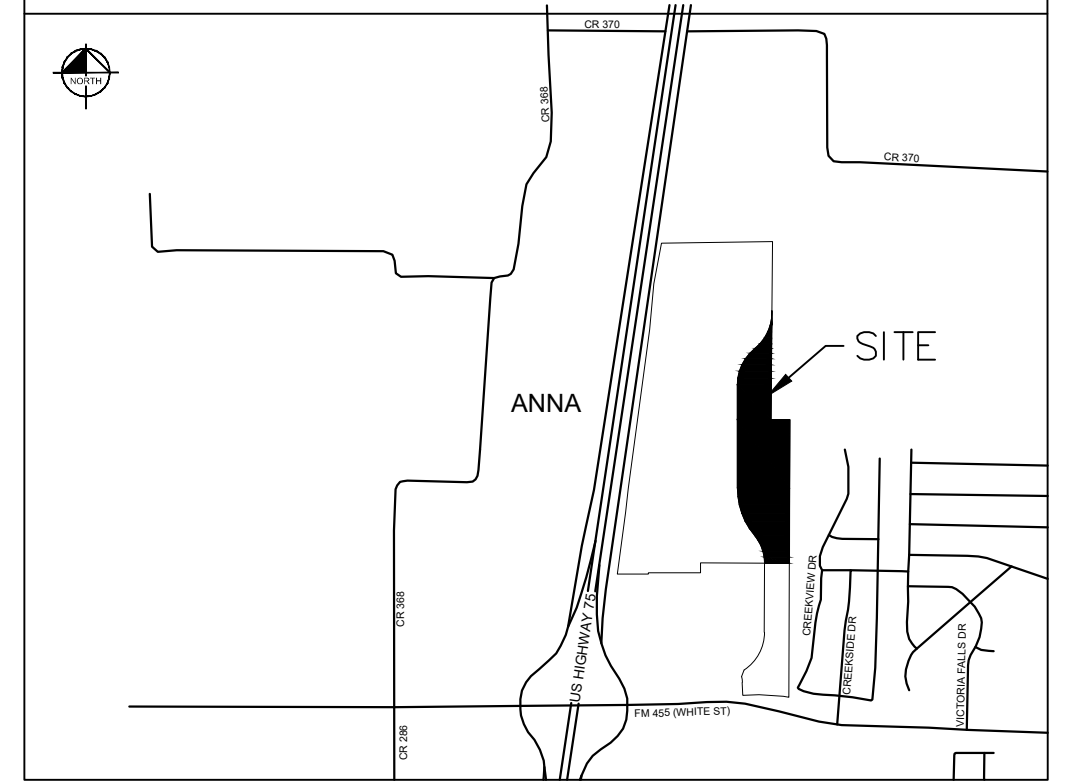
OWNER:
O Seminole Anna Town Center, LP
9111 Westchester Dr., Suite 800
Dallas, TX 75225
Ph: 214.884.3249
Contact: Brian Bischoff

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240
Ph: 972.770.1300
Fax: 972.230.3820
Contact: Jonathan Kerby, PE

EXHIBIT A



VICINITY MAP



GENERAL NOTES:

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

FLOOD STATEMENT:

According to Community Panel No. 448065C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(unshaded), which is not a special flood hazard area. The fact that this site is not in a special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

_____	BOUNDARY LINE
_____	EASEMENT LINE
_____	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO	INSTRUMENT NUMBER
NTS	NOT TO SCALE
ND	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
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT

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

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

Kimley»»Horn

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

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

<u>Scale</u> 1" = 60'	<u>Drawn by</u> MBM	<u>Checked by</u> KHA	<u>Date</u> DEC. 2021	<u>Project No.</u> 069264918	<u>Sheet No.</u> 2 OF 3
--------------------------	------------------------	--------------------------	--------------------------	---------------------------------	----------------------------

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

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

EXHIBIT A

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

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

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

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

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

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

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

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

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

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

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

In a northerly direction, with said tangent curve to the left, an arc distance of 324.45 feet to a point for corner; to the **POINT OF BEGINNING** and containing 14.894 acres (646,794 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

Q Seminole Anna Town Center, L.P.

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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

PRELIMINARY REPLAT ANNA TOWN CENTER BLOCK A, LOT 5R

14.894 ACRES
OUT OF THE

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

Kimley»Horn

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

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

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

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



Item No. 15.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022

Applicant: Mark Davis

AGENDA ITEM:

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 4.86± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1) with modified development standards for a self-storage; mini-warehouse facility. Applicant: Cross Point Church Anna.

B) Consider/Discuss/Action on the Concept Plan, Blacklock Storage, Block A, Lot 1.

SUMMARY:

Zoning – Blacklock Storage, Block A, Lot 1

DESCRIPTION:

Request to rezone 4.86± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1).

REMARKS:

The applicant is requesting to rezone the property to allow for a self-storage, mini-warehouse development with modified development standards.

Self-storage, mini-warehouse: A facility used for storage of goods and/or materials with separate access to individual storage units by persons renting the individual units.

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 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), Blacklock Storage, Block A, Lot 1 accompanies this request.

Surrounding Land Uses and Zoning

North Personal service shop (beauty shop) zoned C-2 General Commercial District and SF-1 Single-Family Residential District

East Across State Highway 5, C-2 General Commercial District.

South Pawn Shop zoned C-2 General Commercial District, single-family dwelling, detached zoned SF-1 Single-Family Residential District and vacant land zoned Planned Development - MF-2 Multiple-Family Residential – High Density.

West Single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot.

Proposed Planned Development Stipulations

The requested zoning is PD-I-1. This Planned Development is to allow for self-storage, mini-warehouse with modified development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for self-storage, mini-warehouse.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the self-storage, mini-warehouse development.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 1 per 20 storage cubicles plus 1 per 1,000 square feet of gross floor area of office.

☐ The applicant is proposing to reduce the required parking to 1 space per 100 storage cubicles and meet the parking requirement for associated office.

Miscellaneous provision – Sec. 9.04.027 (I-1 Light Industrial District) of the Zoning Ordinance requires a masonry wall having a minimum height of eight feet above the average grade of the residential property adjacent to the common side or rear property line of residentially zoned lots or tracts.

☐ The applicant is requesting to install a six-foot wrought iron fence with eight-foot masonry columns.

ISSUES:

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property within the Downtown. The Downtown Core and Downtown Neighborhood is further classified as five distinctive character areas within The Downtown Master Plan. Each character area classification has been developed to distinguish and define the diverse development pattern that exists and to understand the opportunities that they provide. The areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development.

The location of the proposed zoning amendment is located within the Transitional Development area.

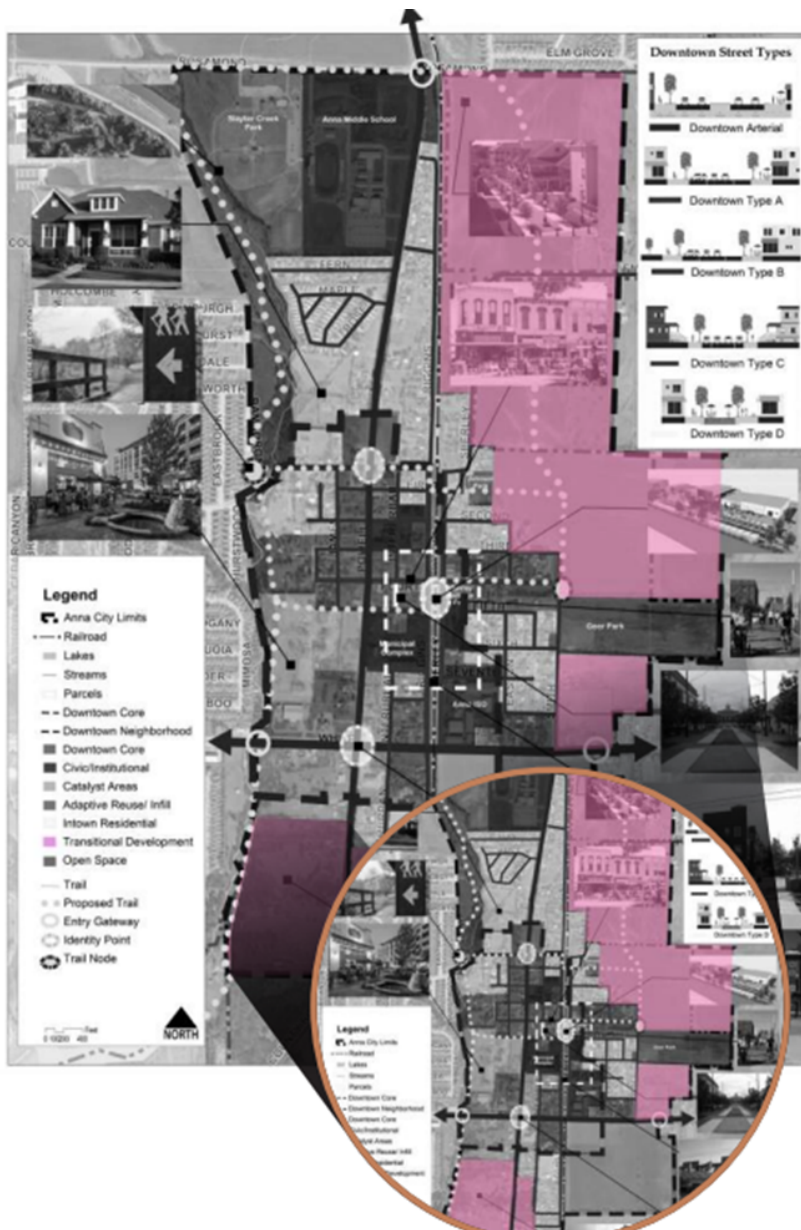
Transitional Development

In the far northeast and southwest portions of the Downtown Neighborhood, there are large undeveloped parcels of land identified as Transitional Development areas. The term “transitional” refers to the vision that these areas may change over time from higher density residential products toward the Downtown Core, to lower density, detached residential products on the district’s edges that blend better with the developments in the surrounding community. As with the Intown Residential areas, these Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district. Though not classified as Catalyst Areas as described above, these areas may very well become catalytic in nature and help spur economic growth within the area. Because of the desire for flexibility to maximize the development potential in each of these areas, future land use decisions should emphasize the placemaking elements that define the public realm and reinforce the natural and cultural amenities in the area.

The following primary building types are appropriate in the Transitional Development areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential, cottage residential):



The following secondary building types are appropriate in the Transitional Development areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):



SUMMARY:

The recently adopted Downtown Master Plan identifies the following building types as appropriate for the land area associated with the zoning request; Mixed-use, office, storefront retail, restaurant. Additionally, the master plan states that Transitional Development areas may become catalytic in nature and help spur economic growth within the area, contribute to the urban fabric, and serve as a unique Downtown anchor or signature neighborhood.

The proposed zoning request to allow for self-storage, mini-warehouse does not meet the type of development or building types identified within the Downtown Master Plan.

RECOMMENDATION:

If the Commission votes in favor of the zoning request, below are recommended restrictions per the applicants zoning request:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the I-1 Light Industrial (I-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Parking: Self-service warehouse - 1 per 100 storage cubicles plus 1 per 1,000 sf GRA of office and 2 per living quarters.
 - ii. I-1 miscellaneous provisions:
 - A. fencing along the perimeter of the property shall consist of:
 - i. A minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with eight-foot 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
 - ii. Border fencing of masonry construction of not less than eight feet in height.
3. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Blacklock Storage Locator Map
2. PZ - STAFF REPORT (Zoning) - Blacklock Storage
3. Applicants PD Stipulations request & justification
4. P&Z - STAFF REPORT (CP) - Blacklock Storage, BI A, Lt 1
5. Exhibit A - CP (Blacklock Storage, BI A, Lt 1)

Zoning - Blacklock Storage

WILLOW
CREEK DR

W WHITE ST

WESTGATE CT

BENS DR

WESTFIELD DR

HAZEL'S WAY

WESTWOOD CT

S POWELL PKWY

S INTERURBAN ST

S RIGGINS ST

THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

200' Notice Boundary

0 150 300 600 Feet

March 2022

CITY OF ANNA

PLANNING & ZONING COMMISSION

April 4, 2022

Public Hearing: Zoning – Blacklock Storage, Block A, Lot 1

Applicant: Mark Davis

DESCRIPTION:

Request to rezone 2.0± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1).

REMARKS:

The applicant is requesting to rezone the property to allow for a self-storage, mini-warehouse development with modified development standards.

Self-storage, mini-warehouse: A facility used for storage of goods and/or materials with separate access to individual storage units by persons renting the individual units.

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 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), Blacklock Addition, Block A, Lot 1 accompanies this request.

Surrounding Land Uses and Zoning

North	Personal service shop (beauty shop) zoned C-2 General Commercial District and SF-1 Single-Family Residential District
East	Across State Highway 5, C-2 General Commercial District.

South	Pawn Shop zoned C-2 General Commercial District, single-family dwelling, detached zoned SF-1 Single-Family Residential District and vacant land zoned Planned Development - MF-2 Multiple-Family Residential – High Density.
West	Single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot.

Proposed Planned Development Stipulations

The requested zoning is PD-I-1. This Planned Development is to allow for self-storage, mini-warehouse with modified development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for self-storage, mini-warehouse.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the self-storage, mini-warehouse development.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 1 per 20 storage cubicles plus 1 per 1,000 square feet of gross floor area of office.

- The applicant is proposing to reduce the required parking to 1 space per 100 storage cubicles and meet the parking requirement for associated office.

Miscellaneous provision – Sec. 9.04.027 (I-1 Light Industrial District) of the Zoning Ordinance requires a masonry wall having a minimum height of eight feet above the average grade of the residential property adjacent to the common side or rear property line of residentially zoned lots or tracts.

- The applicant is requesting to install a six-foot-high wrought iron fence with eight-foot masonry columns.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

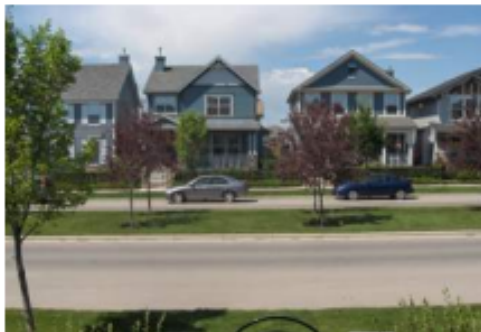
The Future Land Use Plan designates this property within the Downtown. The Downtown Core and Downtown Neighborhood is further classified as five distinctive character areas within The Downtown Master Plan. Each character area classification has been developed to distinguish and define the diverse development pattern that exists and to understand the opportunities that they provide. The areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development.

The location of the proposed zoning amendment is located within the Transitional Development area.

Transitional Development

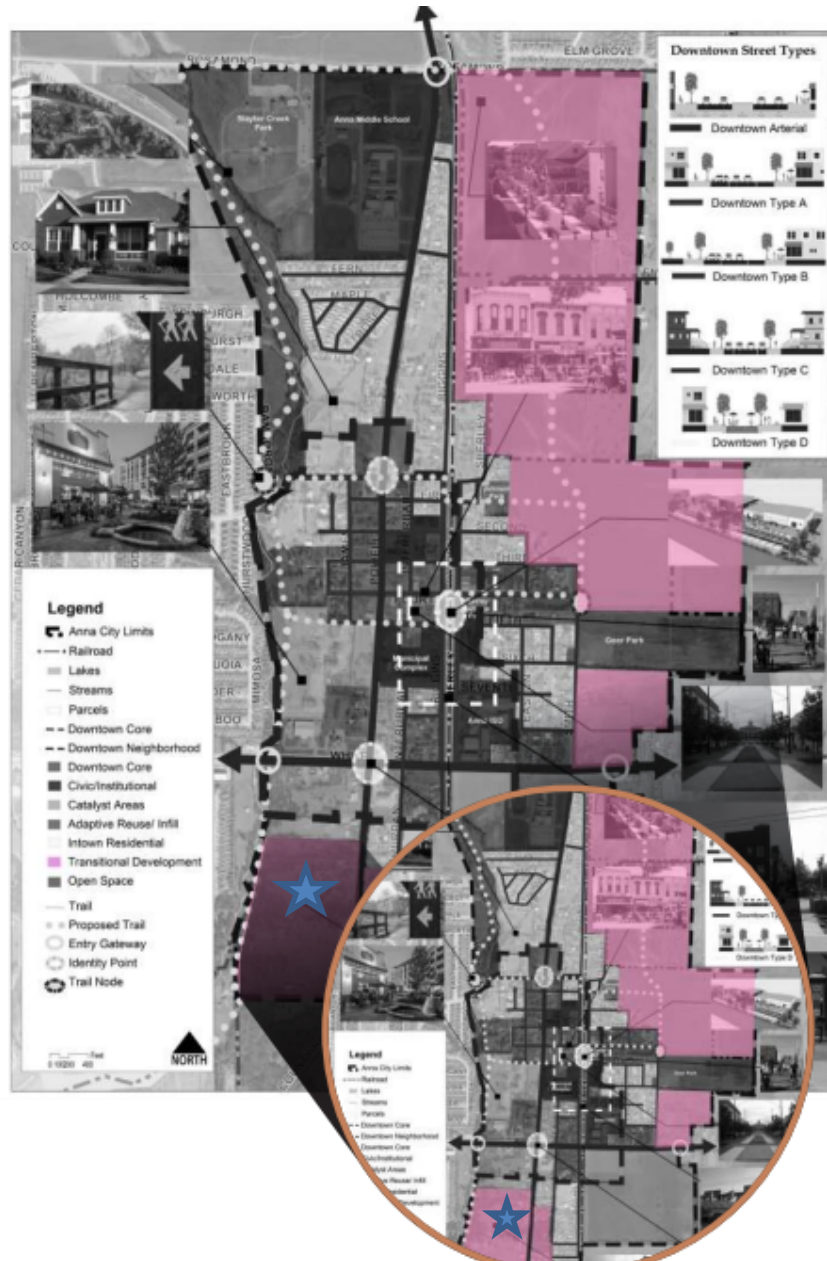
In the far northeast and southwest portions of the Downtown Neighborhood, there are large undeveloped parcels of land identified as Transitional Development areas. The term “transitional” refers to the vision that these areas may change over time from higher density residential products toward the Downtown Core, to lower density, detached residential products on the district’s edges that blend better with the developments in the surrounding community. As with the Intown Residential areas, these Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district. Though not classified as Catalyst Areas as described above, these areas may very well become catalytic in nature and help spur economic growth within the area. Because of the desire for flexibility to maximize the development potential in each of these areas, future land use decisions should emphasize the placemaking elements that define the public realm and reinforce the natural and cultural amenities in the area.

The following primary building types are appropriate in the Transitional Development areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential, cottage residential):



The following secondary building types are appropriate in the Transitional Development areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):





SUMMARY:

The recently adopted Downtown Master Plan identifies the following building types as appropriate for the land area associated with the zoning request; *Mixed-use, office, storefront retail, restaurant*. Additionally, the master plan states that Transitional Development areas may become catalytic in nature and help spur economic growth within the area, contribute to the urban fabric, and serve as a unique Downtown anchor or signature neighborhood.

The proposed zoning request to allow for self-storage, mini-warehouse does not meet the type of development or building types identified within the Downtown Master Plan.

RECOMMENDATION:

If the Commission votes in favor of the zoning request, below are recommended restrictions per the applicants zoning request:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the I-1 Light Industrial (I-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Parking: Self-service warehouse - 1 per 100 storage cubicles plus 1 per 1,000 sf GRA of office and 2 per living quarters.
 - ii. I-1 miscellaneous provisions:
 - A. fencing along the perimeter of the property shall consist of:
 - i. a minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with eight-foot 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
 - ii. Border fencing of masonry construction of not less than eight feet in height.
3. The Concept Plan will expire after two (2) years of approval.

Current Zoning	Proposed
Sec. 9.04.037 1 per 20 storage cubicles, Plus 1 per 1000 of GFA of office and 2 per living quarters.	1 space per 100 units due to the fact that the office is not highly trafficked and therefore only need to offer enough parking for customers to come into the office as well as to load and unload belongings.
Sec. 9.04.027(h) When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of 10 feet shall be provided on the nonresidential property. A masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.	8 Foot masonry columns with a wrought iron fence between posts

CITY OF ANNA
PLANNING & ZONING COMMISSION

April 4, 2022

Concept Plan: Blacklock Storage, Block A, Lot 1

Applicant: Mark Davis

DESCRIPTION:

Consider/Discuss/Action on the Concept Plan for Blacklock Storage, Block A, Lot 1.

SUMMARY:

Self-Storage, mini-warehouse on one lot on 4.86± acres located the west side of State Highway 5, 240± feet north of County Road 423.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the conceptual layout and related site improvements associated with the future self-storage, mini-warehouse development. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

RECOMMENDATION:

If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit

Exhibit A

HARLOW LAND CO., LTD.
VOL. 4617, PG. 2624
ZONING: SF-E

ELHODOLI PROPERTIES INC.
A TEXAS CORPORATION
DOC. NO. 20180530000658600
ZONING: SF-1

WROUGHT IRON FENCE
W/ MASONRY COLUMNS

APPROXIMATE ZONING
DISTRICT BOUNDARY LINE

CONNECT TO EX.
WATER LINE AND
RELOCATE

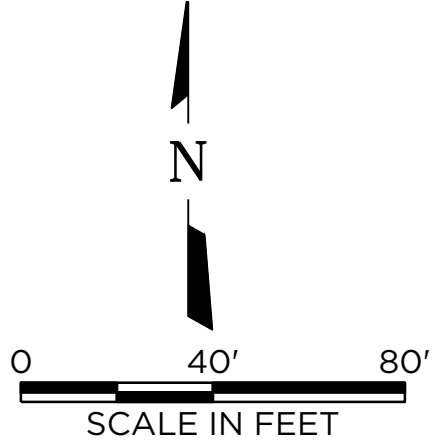
ZONING: C-2

SUEKO NAKAMA
HOFF
DOC. NO.
20110729000793490
ZONING: C-2

KYLE J. ROLLINS
AND WENDY KYNETTE ROLLINS
VOL. 5283, PG. 2676
ZONING: PD-MF-2

ROGER D. WANGLER
AND WIFE,
ASPASIA D. WANGLER
VOL. 2801, PG. 151
ZONING: SF-1

LOT 1, BLOCK 1
PREMIER PAWN
TEXAS ADDITION
DOC. NO.
20100818010001560
ZONING: C-2



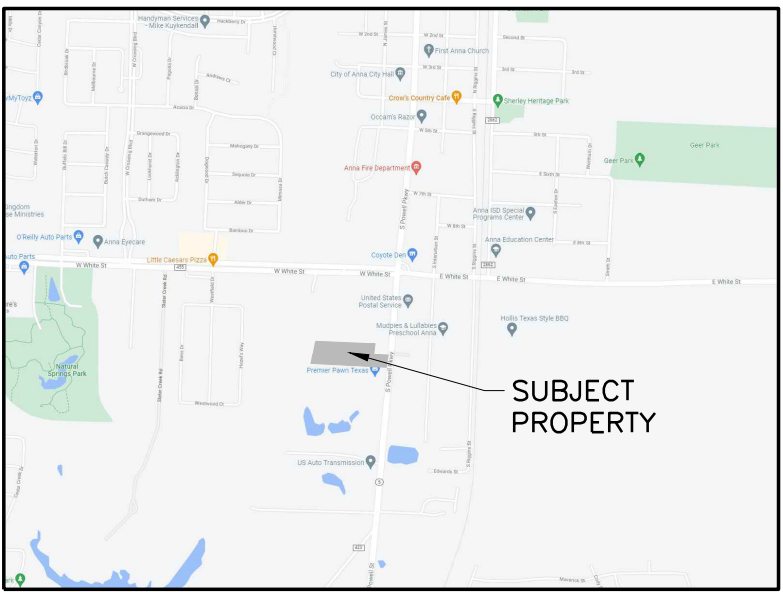
ARTEC INTEGRATED LLC
4100 SPRING VALLEY RD
SUITE 465
DALLAS, TEXAS 75244

TBPE ENGINEERING FIRM F-16272

PROJECT

BLACKLOCK STORAGE
ANNA, TEXAS

DATE: PROJECT NO.	DATE
1	REVISION
2	
3	
4	
5	
6	



VICINITY MAP

SITE DATA SUMMARY TABLE

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
LOT NUMBER	1
ZONING	PD-1-1
LAND USE	SELF-STORAGE
LOT AREA - SQ FT / AC	211,117 SF / 4.86 AC
BUILDING FOOTPRINT AREA (TOTAL)	86,092 SF
BUILDING HEIGHT (NUMBER OF STORIES)	2
BUILDING HEIGHT (FEET)	20
LOT COVERAGE	40.80%
PARKING	
PARKING REQUIRED (RATIO)	1 SPACE PER 100 UNITS PLUS 1 PER 1,000 SF GFA OF OFFICE
NUMBER OF STORAGE UNITS	800
NUMBER OF OFFICES	1 (1,000 SF)
PARKING REQUIRED	9
PARKING PROVIDED	9
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	1
LANDSCAPE	
REQUIRED INTERNAL LANDSCAPE AREA	48 SF
TOTAL LANDSCAPE AREA PROVIDED	37,625 SF

CONCEPT PLAN
BLACKLOCK STORAGE
BLOCK A, LOT 1
BEING 4.85 ACRES OUT OF THE
G STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

MARCH 28, 2022

OWNER/APPLICANT:
BLACKLOCK PARTNERS LLC
9355 JACKSBORO HWY
FORT WORTH, TX 76135
CONTACT: JD BLACKLOCK
PHONE: (254) 717-0229
EMAIL: OFFICE@BLACKLOCKPARTNERS.COM

ENGINEER:
ARTEC ENGINEERING
4100 SPRING VALLEY RD
DALLAS, TX 75244
CONTACT: JORDAN REY
PHONE: (469) 861-5845
EMAIL: JORDAN@ARTEC.SOLUTIONS

GENERAL NOTES:
1. SITE PLAN COMPLIES WITH ORDINANCES AND GUIDELINES AS
DEFINED BY THOR - THOROUGHFARE OVERLAY DISTRICT



Item No. 16.

Planning and Zoning Commission Agenda

Meeting Date: 4/4/2022
Applicant: Anna Village, LLC

AGENDA ITEM:

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 43.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Applicant: Anna Village, LLC.

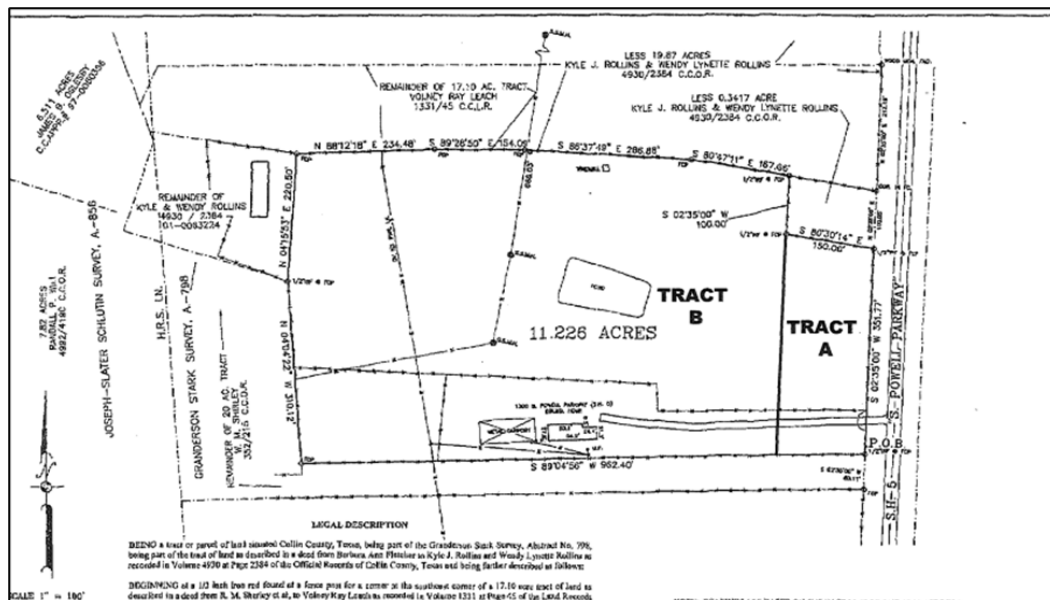
B) Consider/Discuss/Action on the Concept Plan, Dreamville Anna, Block A, Lot 1.

SUMMARY:

Modify existing Planned Development zoning

DESCRIPTION:

The subject property was initially zoned in August 2013 as a Planned Development to allow for restricted Commercial (C-1) on Tract A and Apartments with modified development standards on Tract B (Ord. No. 631-2013).



The Planned Development was amended in June 2015 (Ord. No. 692-2015) to modify the apartment development standards pertaining to the front yard setback and maximum height in feet.

- Front yard: The front setback (the area between the apartment tract and

commercial tract) was reduced to zero (0') when the area is to be used as garage that backs to commercial tract and acts as a perimeter.

- **Maximum Height.** The maximum building height was increased from forty (40) feet to forty-four (44 feet) while maintaining a maximum allowance of three (3) stories.

REMARKS:

The applicant is requesting to modify the number of allowed building stories for apartments. The proposed modification would allow four (4) story buildings, not to exceed forty-four (44) feet in height.

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.

ISSUES:

Surrounding Land Uses and Zoning

North - Vacant land zoned Planned Development to facilitate Multiple-Family Residential – High Density (Waterview apartments - Ord. No. 843-2020 & Ord. No. 908-2021) and pre-existing non-conforming automotive repair, major business zoned SF-E Single-Family Residential – Large Lot.

East - Across State Highway 5, vacant tract and single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot.

South - Single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot.

West - Single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot and vacant land zoned Planned Development to facilitate Multiple-Family Residential – High Density (Waterview apartments - Ord. No. 843-2020 & Ord. No. 908-2021).

The current Planned Development zoning allows for apartment dwellings with a maximum height of three (3) stories, not to exceed forty-four (44) feet. The applicant's request maintains the current height allowance of forty-four (44) feet but increased the allowed number of stories to four (4).

SUMMARY:

The multiple-family residence land use is currently allowed by-right on the property. The applicant's request is to allow for a four (4) story product while maintaining the maximum height allowed of forty-four (44) feet. The request modification will not increase the maximum density allowance of twenty-five (25) units per gross acre.

RECOMMENDATION:

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

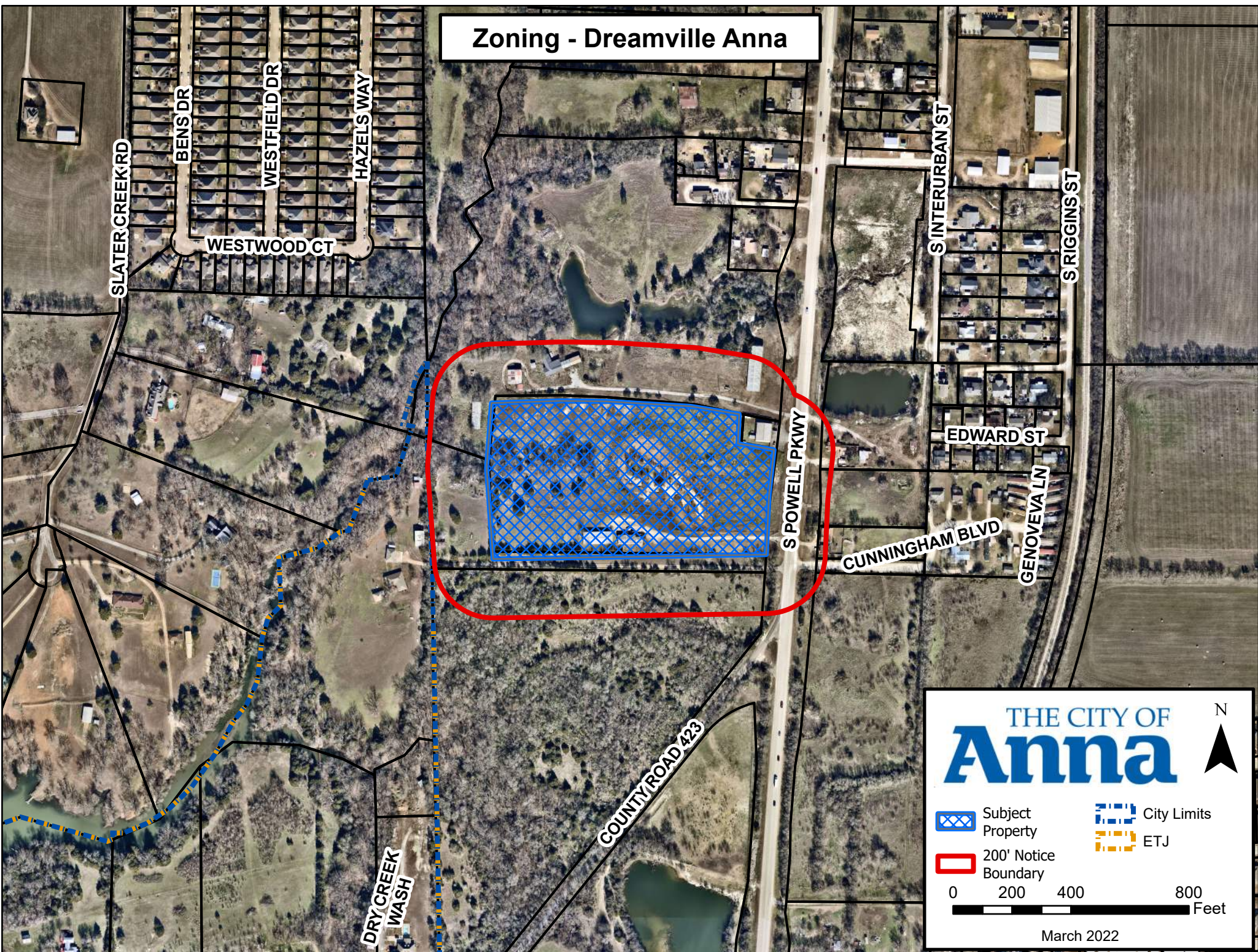
Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A) and as delineated on the Tract map contained within Ord. No. 631-2013.
 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 modified per Ord. No. 692-2015 and Ord. No. 631-2013 and as otherwise specified herein.
- Maximum height: Buildings shall be a maximum of four (4) stories, not to exceed forty-four (44) feet in height. Chimneys, antennae, and other architectural projections not used for human occupancy may extend five (5) feet above this height limit.
3. 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.
 4. The Conceptual Development Plan will expire after two (2) years of approval.

ATTACHMENTS:

1. Dreamville Anna Locator Map
2. PZ - STAFF REPORT (Zoning) -Dreamville Anna
3. Ord. No. 631-2013
4. Ord. No. 692-2015
5. PZ - STAFF REPORT (CP) Dreamville Anna, Block A, Lot 1
6. Exhibit A - CP (Dreamville Anna, Bl A, Lt 1)

Zoning - Dreamville Anna



THE CITY OF
Anna

Subject Property
 200' Notice Boundary

City Limits
 ETJ

0 200 400 800 Feet

March 2022

N

CITY OF ANNA

PLANNING & ZONING COMMISSION

April 4, 2022

Public Hearing: Modify existing Planned Development zoning

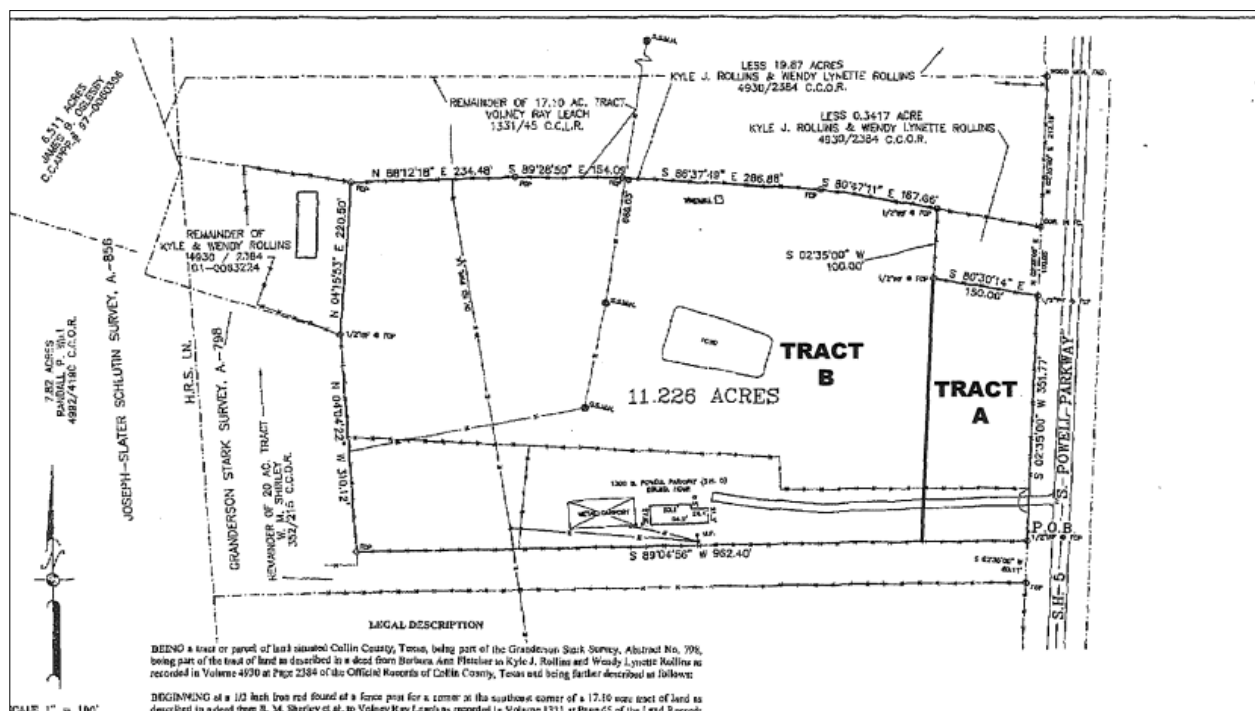
Applicant: Anna Village, LLC

DESCRIPTION:

Request to modify existing Planned Development zoning standards for multiple-family residence development on one lot on 43.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 692-2015 and Ord. No. 631-2013).

HISTORY:

The subject property was initially zoned in August 2013 as a Planned Development to allow for restricted Commercial (C-1) on Tract A and Apartments with modified development standards on Tract B (Ord. No. 631-2013).



The Planned Development was amended in June 2015 (Ord. No. 692-2015) to modify the apartment development standards pertaining to the front yard setback and maximum height in feet.

- Front yard: The front setback (the area between the apartment tract and commercial tract) was reduced to zero (0') when the area is to be used as garage that backs to commercial tract and acts as a perimeter.
- Maximum Height. The maximum building height was increased from forty (40) feet to forty-four (44 feet) while maintaining a maximum allowance of three (3) stories.

REMARKS:

The applicant is requesting to modify the number of allowed building stories for apartments. The proposed modification would allow four (4) story buildings, not to exceed forty-four (44) feet in height.

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

Surrounding Land Uses and Zoning

North	Vacant land zoned Planned Development to facilitate Multiple-Family Residential – High Density (Waterview apartments - Ord. No. 843-2020 & Ord. No. 908-2021) and pre-existing non-conforming automotive repair, major business zoned SF-E Single-Family Residential – Large Lot.
East	Across State Highway 5, vacant tract and single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot.
South	Single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot.
West	Single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot and vacant land zoned Planned Development to facilitate Multiple-Family Residential – High Density (Waterview apartments - Ord. No. 843-2020 & Ord. No. 908-2021).

ISSUES:

The current Planned Development zoning allows for apartment dwellings with a maximum height of three (3) stories, not to exceed forty-four (44) feet. The applicant's request maintains the current height allowance of forty-four (44) feet but increased the allowed number of stories to four (4).

SUMMARY:

The multiple-family residence land use is currently allowed by-right on the property. The applicant's request is to allow for a four (4) story product while maintaining the maximum height allowed of forty-four (44) feet. The request modification will not increase the maximum density allowance of twenty-five (25) units per gross acre.

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 A) and as delineated on the Tract map contained within Ord. No. 631-2013.
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 modified per Ord. No. 692-2015 and Ord. No. 631-2013 and as otherwise specified herein.

Maximum height: Buildings shall be a maximum of four (4) stories, not to exceed forty-four (44) feet in height. Chimneys, antennae, and other architectural projections not used for human occupancy may extend five (5) feet above this height limit.

3. 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.
4. The Conceptual Development Plan will expire after two (2) years of approval.

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance is generally located on the west side of South Powell
Parkway in the 1200 to 1300 block)

ORDINANCE NO. 631-2013

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning change on Property described in Exhibit A ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the west side of South Powell Parkway in the 1200 to 1300 block being rezoned from Single Family Estate (SFE) zoning to Planned Development (PD) zoning; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Comprehensive Plan of the City and City of Anna Ordinance No. 116-2003 as amended and codified as Part III-C of The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit A from Single Family Estate (SFE) to Planned Development (PD) zoning. The Planned Development (PD) zoning regulations limit the use of the Property or any part thereof to those permitted in the Restricted Commercial (C-1) district for Tract A and Apartments for Tract B.

- c. Multi-family Units: Multi-family units shall be allowed within Tract B. The Multifamily uses within the Business Park District shall be developed in accordance with the “MF-2 – Multiple Family Residential” regulations of the City of Anna Zoning Ordinance as presently exist or as they may be amended. A maximum of twenty five (25) units per gross acre of land shall be permitted. Additionally, multifamily units shall be developed in accordance with the following criteria:
- i. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.
 - ii. Required Parking: Parking requirements for multifamily development areas shall be one and one-half (1.5) spaces per one-bedroom and efficiency units, two (2) spaces per two or more bedroom units.
 - iii. Minimum Dwelling: The minimum floor area for multifamily units with one bedroom shall be six hundred (600) square feet, exclusive of garages, open breezeways and porticos.
 - iv. Lot Coverage and Open Space: In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
 - a. All MF units must be located within six hundred feet (600') of a usable open space area. The Planning & Zoning Commission may approve this distance to be increased to up to one thousand two hundred feet (1,200') if the shape of the MF development is irregular or if existing trees/vegetation on the site can be preserved by increasing the distance.
 - b. Within useable open space areas, there shall be at least one (1) tree for every one thousand (2,000) square feet of space. New trees planted to meet this requirement shall be a minimum of three inches (3") in caliper.
 - c. Individual usable open space areas shall be at least twenty thousand (20,000) square feet in size. Useable open space must be a minimum of fifty feet (50') wide, and must have no slope greater than ten percent (10%). At the time of Site Plan approval, the Planning & Zoning Commission may approve, full or partial credit for open areas that exceed the 10% maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.
 - d. Pools, tennis courts, walkways, patios and similar outdoor amenities may be located within areas designated as useable open space. Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lots, overhead electrical transmission lines and easements, drainage channels and antennas may not be included in calculating useable open space.
 - v. Lot Width: The minimum width of any lot shall not be less than fifty (50) feet.

- vi. Lot Depth: The minimum depth of any lot shall not be less than one hundred twenty (120) feet.
- vi. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.
- vii. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty-five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. If a side yard is adjacent to a single family residential district, there shall be a twenty-five (25) foot setback and a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- viii. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet. If a rear yard is adjacent to a single family residential district, there shall be a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- ix. Maximum Height: Buildings shall be a maximum of three (3) stories, not to exceed forty (40) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend five (5) feet above this height limit.
- x. Screening Requirements: Border fencing of masonry construction (approved by the City) of not less than eight feet in height shall be installed by the builder at the time of construction of any Multi-family complex, along the property line on any perimeter not abutting a creek, public street or right-of-way. This fence shall be maintained throughout the existence of the multi-family complex by the owner of the complex.
- xi. Staggered Wall Line: Front elevation walls must have a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building.
- xii. Masonry Requirements: All principal multi-family buildings and structures shall have at least ninety percent (90%) of the total exterior walls above grade level, excluding doors and windows, and recessed balcony areas constructed of acceptable masonry wall construction, in accordance with the city's building code and fire prevention code.
- xiii. A minimum of 10 percent of the parking spaces must be covered. Garages for resident parking shall be the same or similar to the façade materials of the main structures,
- xiv. The building must have roof articulation approved by the Planning Director. The main roof plane shall not occupy more than 70 percent of the plane.
- xv. The Club House must be constructed before the eighty second multi-family unit receives a certificate of occupancy.

- xvi. The water and sewer service for this property must be approved by the City.
- xvii. The property must be platted prior to the issuance of a building permit.
- xvii. Any structure over 6,000 square feet shall be sprinkled. Additionally, firewalls required by code or recommendations from the Fire Chief will be addressed during plan review.
- d. 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.
- e. The Conceptual Development Plan will expire after two (2) years of approval.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 27th day of August, 2013.

ATTESTED:



Natha Wilkison, City Secretary

APPROVED:



Mike Crist, Mayor



CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the west side of South Powell Parkway in the 1200 to 1300 block)

ORDINANCE NO. 692-2015

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning change on Property described in Exhibit A ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the west side of South Powell Parkway in the 1200 to 1300 block being rezoned from Single Family Estate (SFE) zoning to Planned Development (PD) zoning; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Comprehensive Plan of the City and City of Anna Ordinance No. 116-2003 as amended and codified as Part III-C of The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit A from Single Family Estate (SFE) to Planned Development (PD) zoning. The Planned Development (PD) zoning regulations limit the use of the Property or any part thereof to those permitted in the Restricted Commercial (C-1) district for Tract A and Apartments for Tract B.

- c. Multi-family Units: Multi-family units shall be allowed within Tract B. The Multifamily uses within the Business Park District shall be developed in accordance with the “MF-2 – Multiple Family Residential” regulations of the City of Anna Zoning Ordinance as presently exist or as they may be amended. A maximum of twenty five (25) units per gross acre of land shall be permitted. Additionally, multifamily units shall be developed in accordance with the following criteria:
- i. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.
 - ii. Required Parking: Parking requirements for multifamily development areas shall be one and one-half (1.5) spaces per one-bedroom and efficiency units, two (2) spaces per two or more bedroom units.
 - iii. Minimum Dwelling: The minimum floor area for multifamily units with one bedroom shall be six hundred (600) square feet, exclusive of garages, open breezeways and porticos.
 - iv. Lot Coverage and Open Space: In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
 - a. All MF units must be located within six hundred feet (600') of a usable open space area. The Planning & Zoning Commission may approve this distance to be increased to up to one thousand two hundred feet (1,200') if the shape of the MF development is irregular or if existing trees/vegetation on the site can be preserved by increasing the distance.
 - b. Within useable open space areas, there shall be at least one (1) tree for every one thousand (2,000) square feet of space. New trees planted to meet this requirement shall be a minimum of three inches (3") in caliper.
 - c. Individual usable open space areas shall be at least twenty thousand (20,000) square feet in size. Useable open space must be a minimum of fifty feet (50') wide, and must have no slope greater than ten percent (10%). At the time of Site Plan approval, the Planning & Zoning Commission may approve, full or partial credit for open areas that exceed the 10% maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.
 - d. Pools, tennis courts, walkways, patios and similar outdoor amenities may be located within areas designated as useable open space.

Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lots, overhead electrical transmission lines and easements, drainage channels and antennas may not be included in calculating useable open space.

- v. Lot Width: The minimum width of any lot shall not be less than fifty (50) feet.
- vi. Lot Depth: The minimum depth of any lot shall not be less than one hundred twenty (120) feet.
- vi. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. The front setback (the area between the apartment tract and commercial tract contained herein) may be reduced to zero (0') feet when the area is used as a garage that backs to the commercial tract and acts as a perimeter fence.
- vii. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty-five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. If a side yard is adjacent to a single family residential district, there shall be a twenty-five (25) foot setback and a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- viii. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet. If a rear yard is adjacent to a single family residential district, there shall be a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- ix. Maximum Height: Buildings shall be a maximum of three (3) stories, not to exceed ~~forty (40))~~ forty four (44) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend five (5) feet above this height limit.
- x. Screening Requirements: Border fencing of masonry construction (approved by the City) of not less than eight feet in height shall be installed by the builder at the time of construction of any Multi-family complex, along the property line on any perimeter not abutting a creek, public street or right-of-way. This fence shall be maintained throughout the existence of the multi-family complex by the owner of the complex.
- xi. Staggered Wall Line: Front elevation walls must have a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building.

- xii. Masonry Requirements: All principal multi-family buildings and structures shall have at least ninety percent (90%) of the total exterior walls above grade level, excluding doors and windows, and recessed balcony areas constructed of acceptable masonry wall construction, in accordance with the city's building code and fire prevention code.
 - xiii. A minimum of 10 percent of the parking spaces must be covered. Garages for resident parking shall be the same or similar to the façade materials of the main structures,
 - xiv. The building must have roof articulation approved by the Planning Director. The main roof plane shall not occupy more than 70 percent of the plane.
 - xv. The Club House must be constructed before the eighty second multi-family unit receives a certificate of occupancy.
 - xvi. The water and sewer service for this property must be approved by the City.
 - xvii. The property must be platted prior to the issuance of a building permit.
 - xvii. Any structure over 6,000 square feet shall be sprinkled. Additionally, firewalls required by code or recommendations from the Fire Chief will be addressed during plan review.
- d. 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.
- e. The Conceptual Development Plan will expire after two (2) years of approval.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 23rd day of June 2015.

ATTESTED:

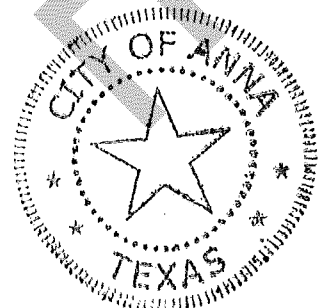


Mirenda McQuagge-Walden,
Acting City Secretary

APPROVED:



Mike Crist, Mayor



iral Springs
Park

SITE

BUFFALO

WYATT ROAD

WILLOW CREEK

BAMBOO DRIVE

WHITE STREET (F.M. 455)

POWELL PARKWAY (S.H. 5)

POWELL PARKWAY (S.H. 5)

INTERURBAN STREET

EDWARDS STREET

RIGGINS STREET

SHERLEY A

WHITE STREET (F.M. 455)

ESLIS STREET

LEWIS

CITY OF ANNA
PLANNING & ZONING COMMISSION

April 4, 2022

Concept Plan: Dreamville Anna, Block A, Lot 1

Applicant: Anna Village, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan for Dreamville Anna, Block A, Lot 1.

SUMMARY:

Multiple-Family Residences on 43.9± acres located the west side of State Highway 5, 240± feet north of County Road 423

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

RECOMMENDATION:

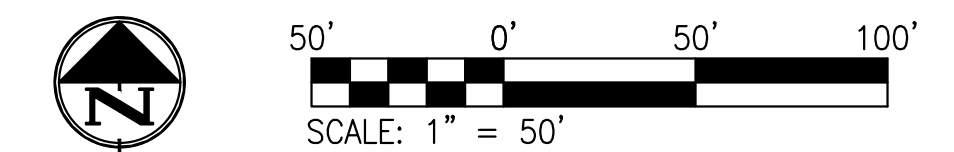
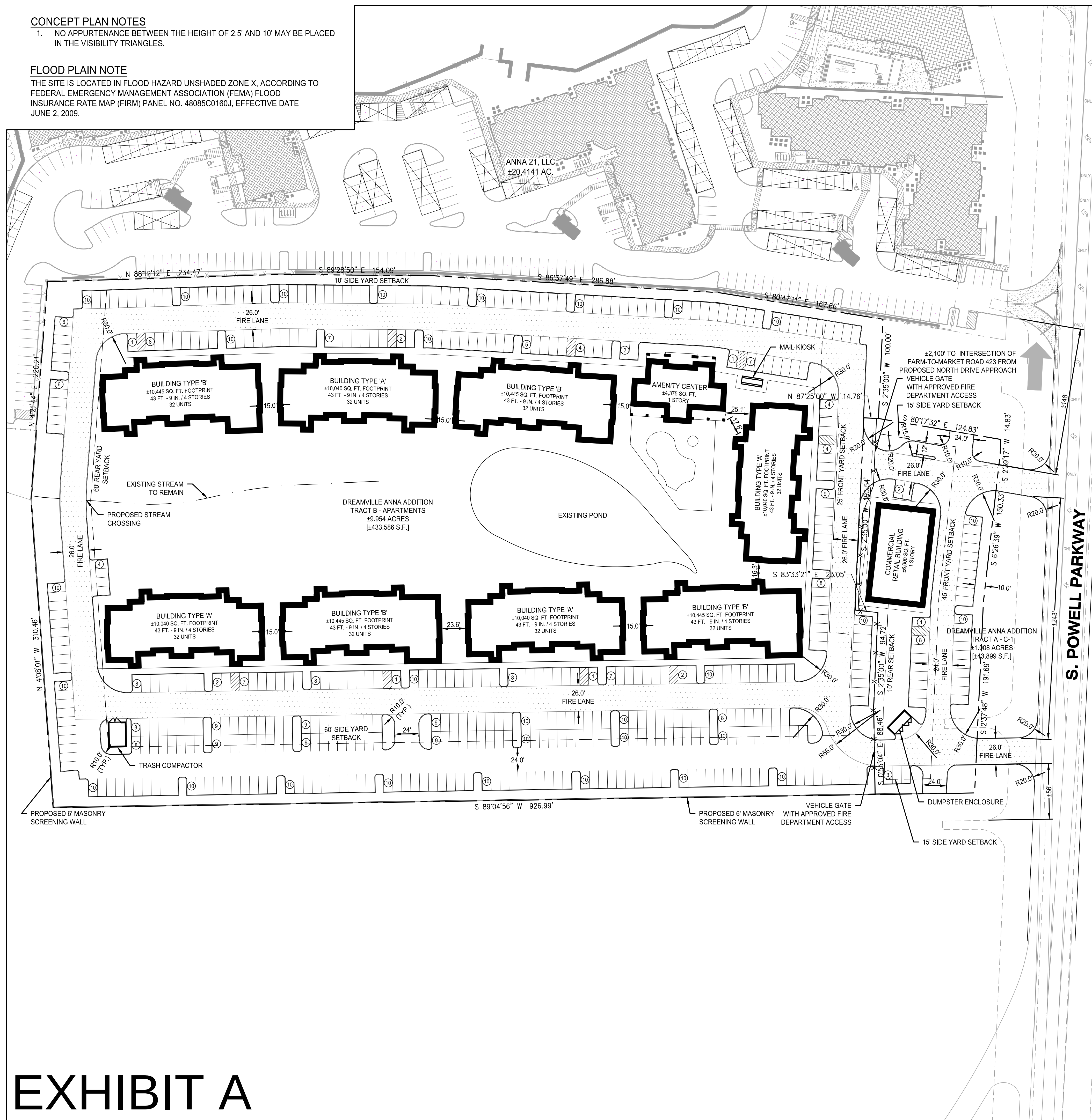
If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Locator
Exhibit

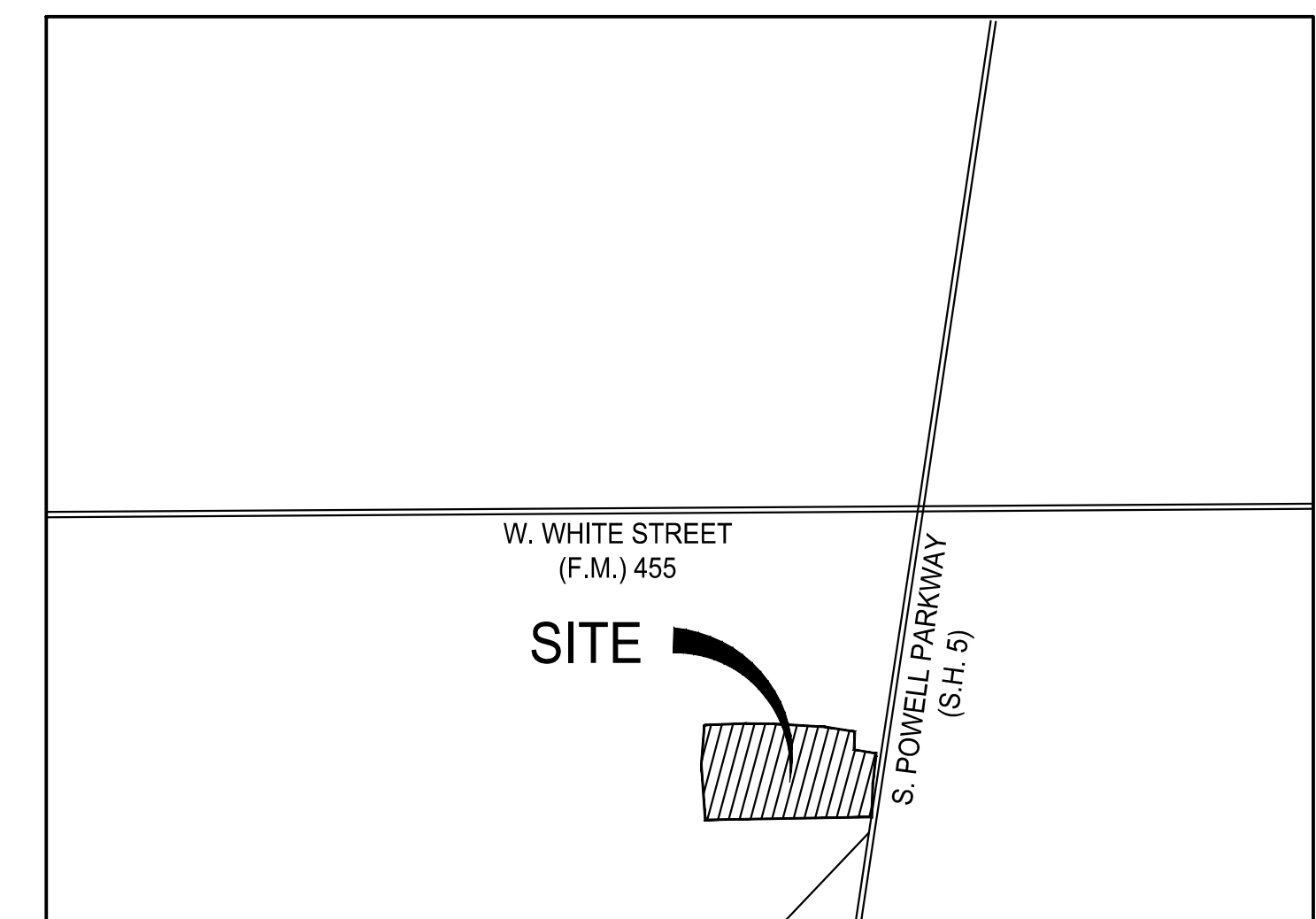
1. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X, ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0160J, EFFECTIVE DATE
JUNE 2, 2009.



—x— FENCE
 FIRE LANE
 PARKING SPACE COUNT (TYP.)

Item	Lot 1
General Site Data	
Zoning	PD
Land Use (from Zoning Ordinance)	Multiple Family Residential General Commercial
Lot Area (square feet & acres)	1,312,492 sf [30.13 ac.]
Building Footprint Area (square feet)	92,315 sf
Total Building Area (square feet)	338,135 sf
Building Height (# of stories)	4 stories
Building Height (feet - distance to tallest building element)	43'-9"
Lot Coverage (percent - x.xx%)	19.30%
Multifamily Units	
Studio (Efficiency)	0
1-Bedroom	64
2-Bedroom	160
3-Bedroom	32
Total Unit Count	256
Parking	
Parking Ratio (from Zoning Ordinance)	Residential: 1.5 per 1 bedroom unit + 2 per 2+ bedroom unit
Required Parking (# of spaces)	480
Required Covered Parking (# of spaces)	10% = 48
Provided Parking (# of spaces)	480
Provided Covered Parking (# of spaces)	48
Accessible Parking Required (# of spaces)	9
Accessible Parking Provided (# of spaces)	9
Landscape Area (including turf areas)	
Required internal landscape area (square feet - 8 square feet per parking space)	3,840 sf
Additional interior landscape area provided (square feet)	2,460 sf
Total Landscape Area (square feet)	236,036 sf



(NOT TO SCALE)

OUT OF THE
G. STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

DATE: MARCH 21, 2022

<u>OWNER</u>	<u>ENGINEER / PREPARER</u>	<u>SURVEYOR</u>
ANNA VILLAGE, LLC	COLE DESIGN GROUP	COLE DESIGN GROUP
2708 WRANGLER LANE	6175 MAIN STREET	6175 MAIN STREET
SACHSE, TX 75048	SUITE 367	SUITE 367
PHONE: 214.842.8075 x203	FRISCO, TEXAS 75034	FRISCO, TEXAS 75034
ALVING JOHNSON	PHONE: 940.440.2696	PHONE: 940.440.2696
	DANIEL L. JACKSON, RPLS	

.....

**ANNA VILLAGE, LLC
2708 WRANGLER LANE
SACHSE, TX 75048
PHONE (214) 842-8075 x203**

his document is released
for the purpose of
preliminary review
under the authority of
DYLAN T.
BLACKSHEAR
P.E. No.117571
date: 3/21/22.
It is not to be used for
bidding, permitting or
construction purposes.

DREAMVILLE ANNA
1300 S. POWELL PARKWAY
CITY OF ANNA, TEXAS

CONCEPT PLAN

Frisco Square
 6175 Main Street
 Suite 367
 Frisco, TX 75034
 972.624.6000 tel/
 www.coletx.com

IDSCAPE ARCHITECTURE

cole
CIVIL ENGINEERING / SURVEYING / PLANNING / LAND
CONSTRUCTION / GIS / ADA TRANSITION PLANNING

DESIGN/CALC BY DTB

OWN BY	DTB
--------	-----

HECKED BY	DTB
DRAWING SCALE	

3/21/2022

Job Number

22-037

FXH_01

USER: Dylan Blackshear TAB: CONCEPT PLAN
DATE: March 21, 2022 - 10:58:29 AM
DRAWING: S:\JOBS\Jobs2022\22-0037\CADD\C-Concept\PlotSheets\22-0037C_CPLN.dwg



Item No. 17.

Planning and Zoning Commission Agenda

Meeting Date:

4/4/2022

Applicant:

James E Hager Trust

AGENDA ITEM:

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential - Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial with modified development standards and SF-20 Single-Family Residence. Applicant: James E Hager Trust.

B) Consider/Discuss/Action on the Concept Plan, Hager Ranch.

SUMMARY:

Zoning – Hager Ranch

DESCRIPTION:

Request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of N. Powell Parkway (State Highway 5) from SF-E Single-Family Residential – Large Lot (SF-E) to SF-20.0 Single-Family Residence District (SF-20.0) and Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial (PD-MF-2/C-2) with modified development standards.

REMARKS:

The applicant is requesting to rezone the property to allow for a mixed-use development that will include multiple-family, commercial, and single-family zoning which will include design standards that will allow for a development layout consisting of two-story townhome-style units, four-story apartment buildings with commercial flex units on the first floor, a commercial pad site, and preservation of an existing residential structure.

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), Hager Ranch accompanies this request.

Surrounding Land Uses

North Farm located in the Extraterritorial Jurisdiction (ETJ).

East Across County Road 423, vacant tract and two single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot and one vacant tract zoned C-2 General Commercial.

South Vacant tract zoned SF-E Single-Family Residential – Large Lot.

West Single-family dwelling, detached and one common area lot, zoned Planned Development-SF-72 Single-Family Residential (Ord. No. 2002-27A) .

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2/C-2 and SF-20.0. This Planned Development is to allow for a high-density, multiple-family residence and commercial uses. 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 and commercial uses while preserving the existing single-family dwelling.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence development and a reduced landscape buffer for the commercial pad site.

Landscape setbacks on major thoroughfares – Sec. 9.06.007 (Setbacks) of the Landscape Regulations call for a 20-foot landscape buffer for commercial properties.

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

- The applicant is requesting to reduce the landscape buffer to 10 feet for the commercial property (Block A, Lot 2).

Maximum Height – Appendix 1 (Residential Zoning District Area Regulations) of the Zoning Ordinance identifies a maximum height of 45 feet within the MF-2 zoning district.

- The applicant is requesting to increasing the height of the larger multiple-family residences to 54 feet / 4-stories.
- The townhome product would be limited to two stories.

Covered Parking Reduction – 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 requesting to reduce the covered parking from 75% to 50% to allow for flexibility in the design

Parking Garage Space Dimensions – The City of Anna Zoning Ordinance and Engineering Design Standards do not contain separate design standards for parking garages spaces from a parking lot.

Ninety-degree parking ('Figures 2.4a and 2.4b) — Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length with two (2) feet of overhang between curb and sidewalk or property line (20-foot minimum). Dual head in parking spaces should be a minimum of twenty (20) feet in length; Aisle width shall not be less than twenty-four (24) feet.

- The applicant is requesting parking spaces in the parking garage to be nine (9) feet in width and eighteen (18) feet in length.
- Other nearby communities have separate standards for parking garages or their required parking spaces standards are 9'x18':

Plano	Parking Garage Spaces Each standard parking space located in a parking garage shall measure not less than 8.5 feet by 17.5 feet with a 22-foot aisle width and shall be of usable shape and condition. Angle parking may be used.
Northlake	Each standard parking space located in a parking garage shall measure not less than ten (10') feet by eighteen (18') feet, exclusive of access drives or aisles.
Allen	Ninety-degree angle parking. Each parking space shall be not less than nine feet wide nor less than 18 feet in length. Maneuvering space shall be in addition to parking space and shall be not less than 24 feet wide. (not parking garage specific)

Flex Space Units – Sec. 9.04.020 (MF-2 zoning regulations) and Appendix 2 (Schedule of Uses) of the Zoning Ordinance identify a limited number of commercial uses being allowed either by-right or by issuance of a Specific Use Permit.

- The applicant is proposing each apartment building be designed with flex place units that could accommodate retail and/or service land uses. 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.

Screening fence – Sec. 9.04.019 (MF-2 zoning regulations) and Sec. 9.04.023 (C-2 zoning regulations) of the Zoning Ordinance require screening between commercial properties and multiple-family residences.

- The applicant is requesting to not have a screening wall between the multiple-family residence (Block A, Lot 1) and commercial property (Block A, Lot 2).

Refuse Facilities – Sec. 9.04.020 (MF-2 zoning regulations) of the Zoning Ordinance dictates the design standards for refuse facilities.

Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. 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 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.

- Multi-family buildings will be served by valet trash service with trash compactors contained within each building's respective parking garage. Townhouse residences will utilize single-family home rolling bins.

Attached (Exhibit B) are the applications justifications associated with the requested modified development standards.

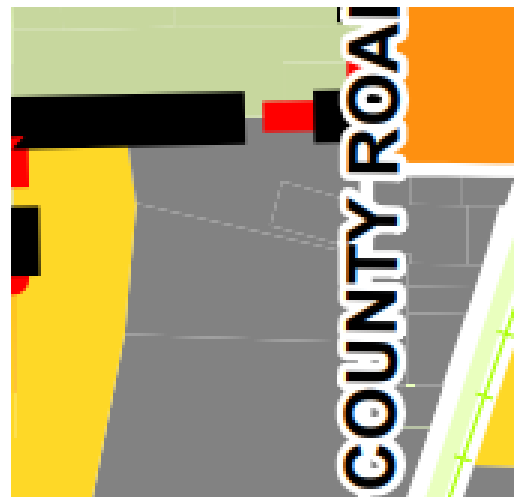
ISSUES:

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Professional Campus (PC).

Character & Intent *The Professional Campus designated area is intended to provide office jobs and is the location for major employers as well as*



smaller office or professional service companies. They typically locate near major transportation corridors and may include office parks or technology centers.

Land Use Considerations

Primary Land Use

Higher education, research and technology, professional offices, medical, restaurant and retail

Secondary Land Use

Civic and institutional uses, parks and open space.

The location of the proposed development is not along a major thoroughfare. There are opportunities for professional offices, medical, restaurant, and retail uses within the proposed development however the primary land use being proposed is residential.

SUMMARY:

RECOMMENDATION:

If the Commission votes in favor of the zoning request, below are recommended restrictions per the applicants zoning 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 SF-20.0 Single-Family Residence District (SF-20.0), MF-2 Multiple-Family Residential – High Density (MF-2) zoning district, C-2 General Commercial (C-2) and the Planning and Development Regulations except as otherwise specified herein.
 1. Commercial lot (Block A, Lot 2)
 - i. Prohibited Uses:
 - A. Bed-and-breakfast facility
 - B. Travel trailer park
 - C. Kennel (no outside pens)
 - D. Kennel (outside pens)
 - E. Stadium or playfield, public
 - F. Electrical substation
 - G. Gas metering station
 - H. Heliport or helistop
 - I. Radio, TV or microwave oper., amateur

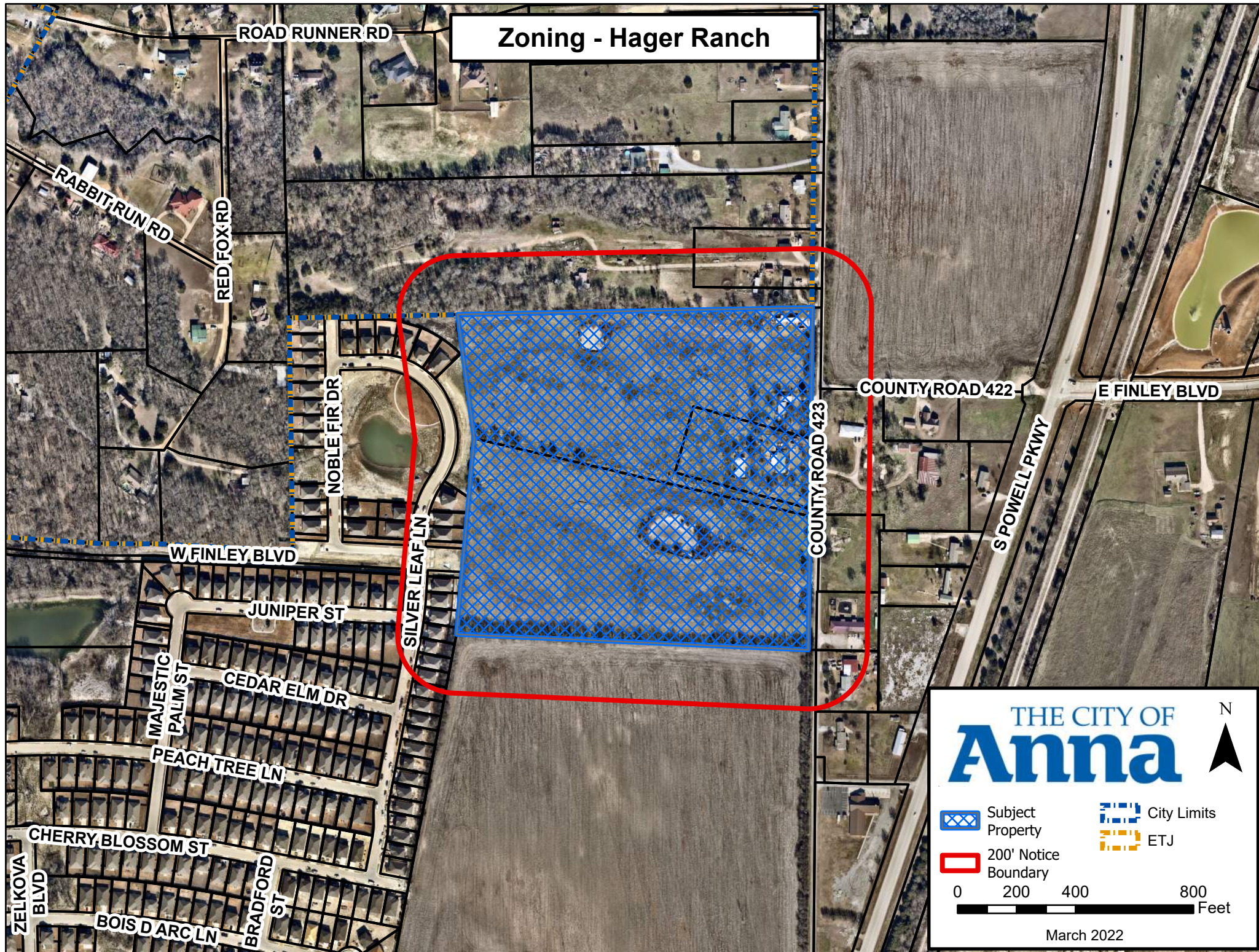
- J. Radio, TV or microwave oper., commer.
 - K. Solid waste transfer station
 - L. Transit station or turnaround
 - M. Auto leasing and rental
 - N. Auto parts sales (inside)
 - O. Auto repair, minor
 - P. Automobile and trailer sales area, new
 - Q. Automobile and trailer sales area, used
 - R. Automobile service station
 - S. Bus terminal
 - T. Car wash
 - U. Motorcycle sales and service
 - V. Quick oil change facility
 - W. Quick tune-up facility
 - X. Tire dealer (no outside storage)
 - Y. Tire dealer (with outside storage)
 - Z. Tire retreading and recapping
 - AA. Truck and bus leasing
 - BB. Truck or motor freight terminal
 - CC. Truck sales
 - DD. Truck stop
 - EE. Engine and motor repair
 - FF. Farm equipment, sales and service
 - GG. Flea market
 - HH. Nude modeling studio
 - II. Pawn shop
 - JJ. Trailer, manufactured housing or mobile home display and sales
 - KK. Trailer rental
 - ii. Landscape Setback on major thoroughfare: 10 feet
 - iii. Screening wall: A screening wall is not required between the commercial lot (Block A, Lot 2) and multiple-family residential – high density lot (Block A, Lot 1).
2. Multiple-Family Residential – High Density (MF-2) (Block A, Lot 1 & Block B, Lot 1)
- i. Maximum number of units: 685 dwelling units
 - ii. Permitted Uses:
 - A. Townhomes
 - B. Flex space units:
 - 1. Each building may be designed with flex space units. Flex space units are defined as 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.
- 2. Permitted uses: Uses as permitted by right or by specific use permit in the C-1 zoning district are permitted by right or with a specific use permit within the flex space units except Automotive and Related Service Uses.
- iii. Parking:
 - A. Covered Parking: 50% of required parking
 - B. Garage Parking Spaces: 9'x18'
- iv. Screening wall maximum height: 6 feet; A screening wall is not required between the commercial lot (Block A, Lot 2) and multiple-family residential – high density lot (Block A, Lot 1).
- v. Refuse Facilities: Multi-family buildings will be served by valet trash service with trash compactors contained within each building's respective parking garage. Townhouse residences will utilize single-family home rolling bins.
- vi. Multiple-Family Residences (apartment buildings) Use Design Standards
 - A. Maximum Height: 54 feet/ 4-stories
 - B. Three- and four-story buildings shall be setback a minimum distance of 150' from the Pecan Grove, Phase IV subdivision.
- vii. Townhomes Use Design Standards
 - A. Maximum height: 35 feet/ 2-stories
- 3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- 4. The Concept Plan will expire after two (2) years of approval.

ATTACHMENTS:

- 1. Hager Ranch Locator Map
- 2. PZ - STAFF REPORT (Zoning) - Hager Ranch
- 3. Exhibit A (CP) Hager Ranch
- 4. Exhibit B (PD Stipulations) Hager Ranch
- 5. Responses - Hager Ranch

Zoning - Hager Ranch



CITY OF ANNA

PLANNING & ZONING COMMISSION

April 4, 2022

Public Hearing: Zoning – Hager Ranch

Applicant: James E Hager Trust

DESCRIPTION:

Request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of N. Powell Parkway (State Highway 5) from SF-E Single-Family Residential – Large Lot (SF-E) to SF-20.0 Single-Family Residence District (SF-20.0) and Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial (PD-MF-2/C-2) with modified development standards.

REMARKS:

The applicant is requesting to rezone the property to allow for a mixed-use development that will include multiple-family, commercial, and single-family zoning which will include design standards that will allow for a development layout consisting of two-story townhome-style units, four-story apartment buildings with commercial flex units on the first floor, a commercial pad site, and preservation of an existing residential structure.

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), Hager Ranch accompanies this request.

Surrounding Land Uses and Zoning

North	Farm located in the Extraterritorial Jurisdiction (ETJ).
East	Across County Road 423, vacant tract and two single-family dwelling, detached zoned SF-E Single-Family Residential – Large Lot and one vacant tract zoned C-2 General Commercial.
South	Vacant tract zoned SF-E Single-Family Residential – Large Lot.

West	Single-family dwelling, detached and one common area lot, zoned Planned Development-SF-72 Single-Family Residential (Ord. No. 2002-27A) [Pecan Grove, Phase IV].
------	--

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2/C-2 and SF-20.0. This Planned Development is to allow for a high-density, multiple-family residence and commercial uses. 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 and commercial uses while preserving the existing single-family dwelling.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence development and a reduced landscape buffer for the commercial pad site.

Landscape setbacks on major thoroughfares – Sec. 9.06.007 (Setbacks) of the Landscape Regulations call for a 20-foot landscape buffer for commercial properties.

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

- The applicant is requesting to reduce the landscape buffer to 10 feet for the commercial property (Block A, Lot 2).

Maximum Height – Appendix 1 (Residential Zoning District Area Regulations) of the Zoning Ordinance identifies a maximum height of 45 feet within the MF-2 zoning district.

- The applicant is requesting to increasing the height of the larger multiple-family residences to 54 feet / 4-stories.
- The townhome product would be limited to two stories.

Covered Parking Reduction – 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 requesting to reduce the covered parking from 75% to 50% to allow for flexibility in the design

Parking Garage Space Dimensions – The City of Anna Zoning Ordinance and Engineering Design Standards do not contain separate design standards for parking garages spaces from a parking lot.

Ninety-degree parking ('Figures 2.4a and 2.4b) — Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length with two (2) feet of overhang between curb and sidewalk or property line (20-foot minimum). Dual head in parking spaces should be a minimum of twenty (20) feet in length; Aisle width shall not be less than twenty-four (24) feet.

- The applicant is requesting parking spaces in the parking garage to be nine (9) feet in width and eighteen (18) feet in length.
- Other nearby communities have separate standards for parking garages or their required parking spaces standards are 9'x18':

Plano	Parking Garage Spaces Each standard parking space located in a parking garage shall measure not less than 8.5 feet by 17.5 feet with a 22-foot aisle width and shall be of usable shape and condition. Angle parking may be used.
Northlake	Each standard parking space located in a parking garage shall measure not less than ten (10') feet by eighteen (18') feet, exclusive of access drives or aisles.
Allen	Ninety-degree angle parking. Each parking space shall be not less than nine feet wide nor less than 18 feet in length. Maneuvering space shall be in addition to parking space and shall be not less than 24 feet wide. (not parking garage specific)

Flex Space Units – Sec. 9.04.020 (MF-2 zoning regulations) and Appendix 2 (Schedule of Uses) of the Zoning Ordinance identify a limited number of commercial uses being allowed either by-right or by issuance of a Specific Use Permit.

- The applicant is proposing each apartment building be designed with flex place units that could accommodate retail and/or service land uses. 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.

Screening fence – Sec. 9.04.020 (MF-2 zoning regulations) and Sec. 9.04.023 (C-2 zoning regulations) of the Zoning Ordinance require screening between commercial properties and multiple-family residences.

- The applicant is requesting the minimum height for the Multiple-family Residential lots' screening walls to be 6 feet in height

- The applicant is requesting to not have a screening wall between the multiple-family residence (Block A, Lot 1) and commercial property (Block A, Lot 2).
- The applicant is proposing to restrict uses on the commercial property to create a more cohesive mixed-use development.

Refuse Facilities – Sec. 9.04.020 (MF-2 zoning regulations) of the Zoning Ordinance contains standards for refuse facilities:

Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. 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 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.

- Multi-family buildings will be served by valet trash service with trash compactors contained within each building's respective parking garage. Townhouse residences will utilize single-family home rolling bins.

Attached (Exhibit B) are the applications justifications associated with the requested modified development standards.

Conformance with the Anna2050 Comprehensive Plan

Future Land Use Plan

The Future Land Use Plan designates this property as Professional Campus (PC).

Character & Intent *The Professional Campus designated area is intended to provide office jobs and is the location for major employers as well as smaller office or professional service companies. They typically locate near major transportation corridors and may include office parks or technology centers.*

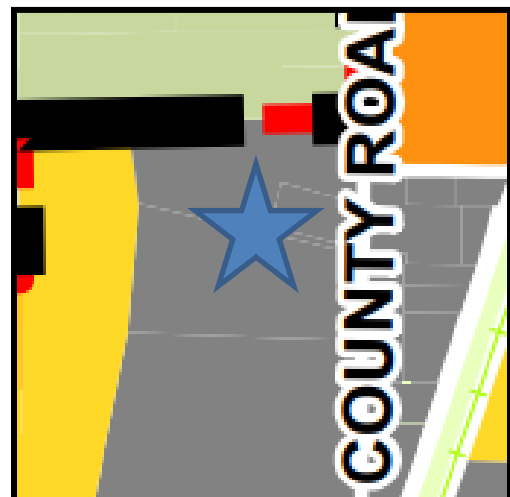
Land Use Considerations

Primary Land Use

Higher education, research and technology, professional offices, medical, restaurant and retail

Secondary Land Use

Civic and institutional uses, parks and open space.



The location of the proposed development is not along a major thoroughfare. There are opportunities for professional offices, medical, restaurant, and retail uses within the proposed development however the primary land use being proposed is residential.

SUMMARY:

Request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential - Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial with modified development standards and SF-20.0 Single-Family Residence.

RECOMMENDATION:

Below are recommended restrictions if the Commission votes in favor of the zoning 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 SF-20.0 Single-Family Residence District (SF-20.0), MF-2 Multiple-Family Residential – High Density (MF-2) zoning district, C-2 General Commercial (C-2) and the Planning and Development Regulations except as otherwise specified herein.
 - a. Commercial lot (Block A, Lot 2)
 - i. Prohibited Uses:
 - A. Bed-and-breakfast facility
 - B. Travel trailer park
 - C. Kennel (no outside pens)
 - D. Kennel (outside pens)
 - E. Stadium or playfield, public
 - F. Electrical substation
 - G. Gas metering station
 - H. Heliport or helistop
 - I. Radio, TV or microwave oper., amateur
 - J. Radio, TV or microwave oper., commer.
 - K. Solid waste transfer station
 - L. Transit station or turnaround
 - M. Auto leasing and rental
 - N. Auto parts sales (inside)

- O. Auto repair, minor
- P. Automobile and trailer sales area, new
- Q. Automobile and trailer sales area, used
- R. Automobile service station
- S. Bus terminal
- T. Car wash
- U. Motorcycle sales and service
- V. Quick oil change facility
- W. Quick tune-up facility
- X. Tire dealer (no outside storage)
- Y. Tire dealer (with outside storage)
- Z. Tire retreading and recapping
- AA. Truck and bus leasing
- BB. Truck or motor freight terminal
- CC. Truck sales
- DD. Truck stop
- EE. Engine and motor repair
- FF. Farm equipment, sales and service
- GG. Flea market
- HH. Nude modeling studio
- II. Pawn shop
- JJ. Trailer, manufactured housing or mobile home display and sales
- KK. Trailer rental

ii. Landscape Setback on major thoroughfare: 10 feet

iii. Screening wall: A screening wall is not required between the commercial lot (Block A, Lot 2) and multiple-family residential – high density lot (Block A, Lot 1).

b. Multiple-Family Residential – High Density (MF-2) (Block A, Lot 1 & Block B, Lot 1)

i. Maximum number of units: 685 dwelling units

ii. Permitted Uses:

A. Townhomes

B. Flex space units:

1. Each building may be designed with flex space units. Flex space units are defined as 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.

2. Permitted uses: Uses as permitted by right or by specific use permit in the C-1 zoning district are permitted by right or with a specific use permit within the flex space units except Automotive and Related Service Uses.

iii. Parking:

A. Covered Parking: 50% of required parking

B. Garage Parking Spaces: 9'x18'

- iv. Screening wall maximum height: 6 feet; A screening wall is not required between the commercial lot (Block A, Lot 2) and multiple-family residential – high density lot (Block A, Lot 1).

- v. Refuse Facilities: Multi-family buildings will be served by valet trash service with trash compactors contained within each building's respective parking garage. Townhouse residences will utilize single-family home rolling bins.

- vi. Multiple-Family Residences (apartment buildings) Use Design Standards:

A. Maximum Height: 54 feet/ 4-stories

B. Three- and four-story buildings shall be setback a minimum distance of 150' from the Pecan Grove, Phase IV subdivision.

- vii. Townhomes Use Design Standards:

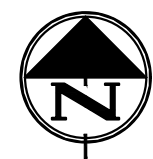
A. Maximum height: 35 feet/ 2-stories

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

FLOOD PLAIN NOTE

THE SITE IS LOCATED IN FLOOD HAZARD UNSHADED ZONE X, ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL NO. 48085C0160J, EFFECTIVE DATE
JUNE 2, 2009.

COTTRELL RYAN PATRICIA & ETAL



60' 0' 60' 120'

SCALE: 1" = 60'

LEGEND

[Pattern] = FIRE LANE

(C) = PARKING SPACE COUNT (TYP.)

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	BLOCK A, LOT 1	BLOCK A, LOT 2	BLOCK A, LOT 3	BLOCK B, LOT 1
PROPOSED ZONING	PD-MF-2	PD-C-2	SF-20.0	PD-MF-2
LAND USE (FROM ZONING ORDINANCE)	MULTI-FAMILY RESIDENTIAL	RESTAURANT / RETAIL	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
LOT AREA [SQ. FT. / AC.]	505,845 / ±11.612	73,993 / ±1.698	13,639 / ±0.313	636,816 / ±14.619
BUILDING FOOTPRINT AREA ¹ [SQ. FT.]	148,214	5,000	2,000 (ESTIMATED)	220,321
BUILDING AREA ² [SQ. FT.]	355,024	5,000	2,000 (ESTIMATED)	570,950
BUILDING HEIGHT [NO. OF STORIES]	4	1	1	4
MAX. BUILDING HEIGHT [FT.]	54	28	UNKNOWN	54
LOT COVERAGE [PERCENT - X.XX%]	29.30	6.75	14.66 (ESTIMATED)	34.60
TOTAL MULTI-FAMILY UNIT COUNT	216	N/A	N/A	444
TOTAL TOWNHOME UNIT COUNT	20	N/A	N/A	5
LANDSCAPE AREA	BLOCK A, LOT 1	BLOCK A, LOT 2	BLOCK A, LOT 3	BLOCK B, LOT 1
RECD. INTERNAL LANDSCAPE AREA [SQ. FT. - 8 SQ. FT. / PARKING SPACE]	920 SQ. FT.	856 SQ. FT.	N/A	544 SQ. FT.
ADDTL. INTERIOR LANDSCAPE AREA [SQ. FT.]	774 SQ. FT.	1,244 SQ. FT.	N/A	488 SQ. FT.
TOTAL LANDSCAPE AREA [SQ. FT.]	220,580 SQ. FT.	15,228 SQ. FT.	N/A	232,010 SQ. FT.

¹ - BUILDING FOOTPRINT AREA INCLUDES THE PROPOSED BUILDING AND THE PROPOSED PARKING GARAGES.
² - BUILDING AREA INCLUDES THE PROPOSED BUILDING AREA AND EXCLUDES THE PROPOSED PARKING GARAGES.

PARKING CALCULATIONS TABLE

MULTI-FAMILY (BLOCK A, LOT 1 AND BLOCK B, LOT 1)

PARKING REQUIRED	PARKING PROVIDED
PARKING RATIO: 2.00 TENANT SPACES / UNIT = 1,320 SPACES 0.25 VISITOR SPACES / UNIT = 165 SPACES 2.00 SPACES / TOWNHOME = 50 SPACES TOTAL SPACES REQUIRED = 1,535 SPACES	TOTAL SPACES PROVIDED: 1,535 SPACES TOWNHOMES: 50 SPACES AMENITY CENTER: 48 SPACES PARKING GARAGE 1: 415 SPACES PARKING GARAGE 2: 467 SPACES PARKING GARAGE 3: 457 SPACES PARALLEL SURFACE SPACES: 89 SPACES 90-DEGREE SURFACE SPACES: 59 SPACES
MULTI-FAMILY COVERED PARKING REQUIRED: 50% OF 1,320 SPACES = 660 SPACES TOWNHOME COVERED PARKING REQUIRED: 2.00 COVERED SPACES PER UNIT = 50 SPACES TOTAL COVERED SPACES REQUIRED = 710 SPACES	TOTAL COVERED SPACES PROVIDED: 710 SPACES TOWNHOMES: 50 SPACES PARKING GARAGE 1: 204 SPACES PARKING GARAGE 2: 231 SPACES PARKING GARAGE 3: 225 SPACES
ACCESSIBLE (ADA) PARKING REQUIRED: AMENITY CENTER: 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES	ACCESSIBLE PARKING PROVIDED: AMENITY CENTER: 2 SPACES PARKING GARAGE 1: 9 SPACES PARKING GARAGE 2: 9 SPACES PARKING GARAGE 3: 11 SPACES
RETAIL (BLOCK A, LOT 2)	
PARKING REQUIRED RESTAURANT: 10 SPACES / 1,000 SQ. FT. GFA = 50 SPACES ACCESSIBLE (ADA) PARKING REQUIRED = 5	PARKING PROVIDED 107 SPACES 5 SPACES
SINGLE-FAMILY RESIDENCE DISTRICT [SF-20.0] (BLOCK A, LOT 3)	
EXISTING MANUFACTURED HOME PARKING REQUIRED: 2 SPACES	PARKING PROVIDED: 2 SPACES

CITY OF ANNA OPEN SPACE ANALYSIS

REQUIRED			
TYPE	REQUIREMENT	NO. OF UNITS	TOTAL
1-BEDROOM	600 SQ. FT.	256	153,600 SQ. FT.
2-BEDROOM	900 SQ. FT.	404	363,600 SQ. FT.
3-BEDROOM (TOWNHOMES ONLY)	1,200 SQ. FT.	25	30,000 SQ. FT.
TOTAL:			547,200 SQ. FT.
PROVIDED			
TYPE	AREA	% OF TOTAL SPACE	
AMENITY CENTER AREA	19,782 SQ. FT.	3.76%	
MULTI-FAMILY COURTYARD AREAS	32,051 SQ. FT.	6.08%	
DETENTION POND (AREA DIVIDED BY 2)	22,465 SQ. FT.	4.26%	
LANDSCAPED OPEN SPACE	452,590 SQ. FT.	85.90%	
TOTAL	526,888 SQ. FT.	100.00%	

CONCEPTUAL SITE PLAN
HAGER RANCH
BLOCK A, LOTS 1, 2, & 3 & BLOCK B, LOT 1
±30.13-ACRE TRACT OF LAND

OUT OF THE
R.C. INGRAHAM SURVEY ABSTRACT 464
CITY OF ANNA, COLLIN COUNTY, TEXAS

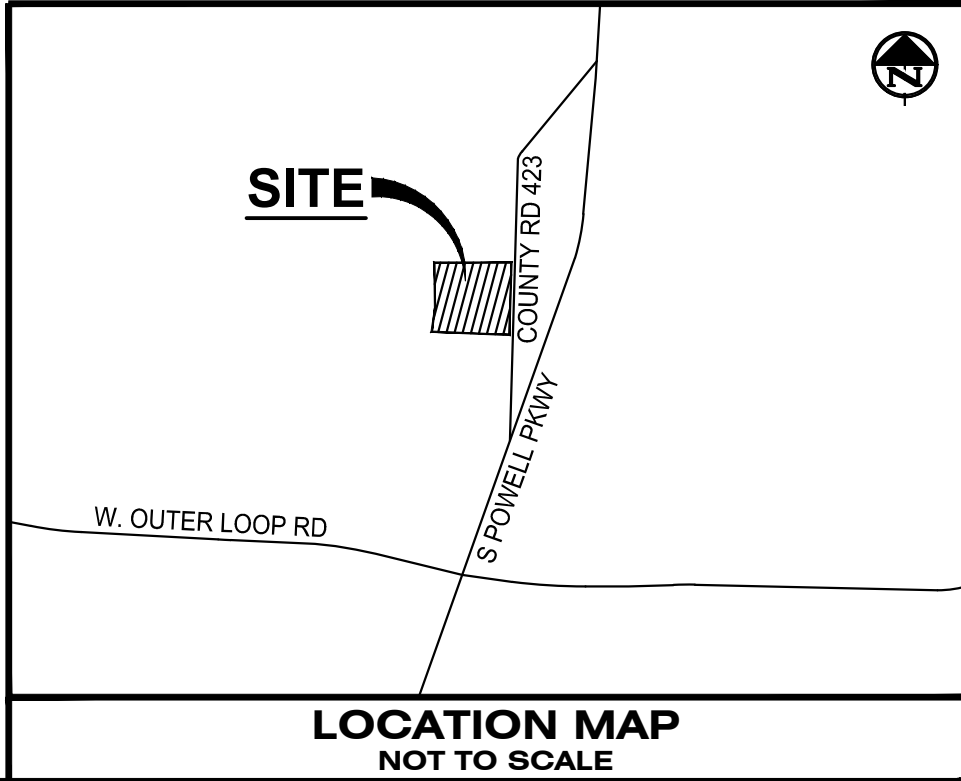
DATE: MARCH 29, 2022

OWNER
LADY BIRD TX HOMES, INC.
3900 S. STONE BRIDGE DR.
SUITE 304
MCKINNEY, TX 75013
PHONE: (972) 914-1669
VAMSI GALI

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: 940.440.2696
DANIEL L. JACKSON, RPLS

SITE



LOCATION MAP
NOT TO SCALE

DESIGN/CALC BY: CPW
DRAWN BY: JH
CHECKED BY: DTB
DRAWING SCALE: 1" = 60'
DATE: 3/29/2022

Job Number
22-0024

Sheet Number
EXH.01

DEVELOPER/OWNER:
LADY BIRD TX HOMES, INC.
3900 S. STONEBRIDGE DRIVE
SUITE 304, MCKINNEY, TX 75070
PHONE (972) 914-1669

This document is released
for the purpose of
preliminary review
under the authority of
DYLAN T. BLACKSHEAR
P.E. No. 117571
date: 3/29/22.
It is not to be used for
bidding, permitting or
construction purposes.

HAGER RANCH
9241 COUNTY ROAD 423
ANNA, TEXAS 75409
CONCEPT PLAN

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
www.colearch.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registration #10193871
Cole is a registered firm in all states. Cole Design Group, Inc. is a registered firm in all states.

EXHIBIT A

KENNEDY 2012 INVESTMENT TRUST &
KENNEDY DESCENDANTS 2012 IRREVOCABLE TRUST

USER: Dylan Blackshear TAB Site
DATE: March 29, 2022 - 4:00:53 PM
DRAWING: S:\085\sub\22-0024\04\CD\PC-Concept\PCs\sheet22-0004C_SITE.dwg

EXHIBIT B

Development of the Property shall comply with the following development standards provided below. The site shall comply with the City of Anna Zoning Ordinance utilizing 'MF-2' Multi-Family Residential – High Density base zoning with the concept plan and variances listed in the table below. In the event of a conflict between the provision of this Exhibit A, Exhibit B, and other exhibits to this ordinance, the provisions of Exhibit A shall control.

SECTION	STANDARD	PROPOSAL
Sec. 2.18 C. 1.	Ninety-degree parking ("Figures 2.4a and 2.4b) — Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length with two (2) feet of overhang between curb and sidewalk or property line (20-foot minimum). Dual head in parking spaces should be a minimum of twenty (20) feet in length; Aisle width shall not be less than twenty-four (24) feet.	Ninety-degree parking in the multi-family parking garages – — Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet. Dual head in parking spaces should be a minimum of eighteen (18) feet in length; Aisle width shall not be less than twenty-four (24) feet.
Sec. 9.04.020 (b) (1) Sec.9.04.019 (b) (1)	Any use permitted in the MF-1 district, except two-family dwelling units. Multiple-family dwellings and clustered multiple-family dwellings, which clustered in [or] multiple-family dwellings have a site plan approved by the planning and zoning commission for the particular project in which they are proposed.	Multiple-family dwellings and clustered multiple-family dwellings, including multifamily dwelling and townhouse residence buildings.
Sec. 9.04.020 (b) (1) Sec.9.04.019 (c) (2)	Any use permitted in the MF-1 district, except two-family dwelling units. Permitted specific uses. The following specific uses shall be permitted when granted in accordance with section 9.04.036: Townhouses, condominiums.	Five, five-unit townhouse residences; a total of 25 townhouse units.
Sec. 9.04.020 (d) (1) See Appendix 1 (area, setback, height, and coverage regulations)	Maximum height (feet) 45	Maximum height (feet) 54 / 4 stories.

Sec. 9.04.020 (g)	Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. 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 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.	Multi-family buildings will be served by valet trash service with trash compactors contained within each building's respective parking garage. Townhouse residences will utilize single-family home rolling bins.
Sec. 9.04.020 (h)	Screening fence. Border fencing of masonry construction of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.	Six-foot high masonry screening fencing is acceptable. No screening between Block A, Lot 1 and Block A, Lot 2.
Sec. 9.04.037 (a) (1)	Except as otherwise provided in this section, off-street parking	50% of required parking must be covered.

	spaces shall be provided as follows 2 per dwelling unit. 75% of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.	
Sec. 9.04.039 (a) (1) (A) (iii)	Minimum height of screening device: Multifamily and industrial districts: 8' 0".	Multifamily and industrial districts: 6' 0". No screening between Block A, Lot 1 and Block A, Lot 2.
Sec. 9.06.007 (b)	Landscape setbacks on major thoroughfares. For nonresidential and multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required. If the lot is a corner lot, all frontages shall be required to observe the 20-foot buffer. For the purposes of this article, a major thoroughfare is any proposed or existing thoroughfare with an ultimate right-of-way width of 60 feet or greater.	10-foot landscape buffers adjacent to the rights-of-way on Block A, Lot 2 are acceptable.

Development of the planned development property shall be developed as two blocks with two multiple-family lots and multiple units within the lots, one commercial lot, and one single family lot.

All 'C-2' – General Commercial District uses shall be allowed additionally per the table above, except the following:

1. Bed-and-breakfast facility
2. Travel trailer park
3. Kennel (no outside pens)
4. Kennel (outside pens)
5. Stadium or playfield, public
6. Electrical substation
7. Gas metering station
8. Heliport or helistop
9. Radio, TV or microwave oper., amateur
10. Radio, TV or microwave oper., commer.
11. Solid waste transfer station
12. Transit station or turnaround
13. Auto leasing and rental
14. Auto parts sales (inside)

15. Auto repair, minor
16. Automobile and trailer sales area, new
17. Automobile and trailer sales area, used
18. Automobile service station
19. Bus terminal
20. Car wash
21. Motorcycle sales and service
22. Quick oil change facility
23. Quick tune-up facility
24. Tire dealer (no outside storage)
25. Tire dealer (with outside storage)
26. Tire retreading and recapping
27. Truck and bus leasing
28. Truck or motor freight terminal
29. Truck sales
30. Truck stop
31. Engine and motor repair
32. Farm equipment, sales and service
33. Flea market
34. Nude modeling studio
35. Pawn shop
36. Trailer, manufactured housing or mobile home display and sales
37. Trailer rental



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

High density or commercial zoning will make my
community de-value.

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

Yulan Luo

Name (Please Print)

A handwritten signature in black ink, appearing to read "Yulan Luo", written over a horizontal line.

Signature

704 Juniper St, Anna, TX 75409

Address

3/28/2022

Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

THE CITY OF
Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Too noisy. This is not a good place for high-density residential zone,
road is not good, school is already crowded.

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

Yuanyuan Duan

Name (Please Print)

Yuanyuan Duan

Signature

2525 Silver Leaf Lane

Address

Apr. 1st, 2022

Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

WE ARE STRONGLY OPPOSED TO THIS ZONING CHANGE
For the following reasons:

- We purchased this house based on the public data/zoning/master plan of Anna. The 2050 plan shows this area as RURAL LIVING, not high density housing. This is a significant deviation from the master plan
- The impact to the infrastructure would be significant. There would be increased traffic in/out of the Pecan Grove neighborhood via Finley Blvd as a secondary exit out of the multi-family high density zone

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

KEVIN WALSH

Name (Please Print)

Kevin Walsh

Signature

716 Juniper St.

Address

4/1/2022

Date

Please return form to:

USPS Mail:

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

Hand Delivery:

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

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