

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, May 2, 2022, at the Sue Evelyn Rattan Elementary School located at 1221 S. Ferguson Pkwy, 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 May 2, 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

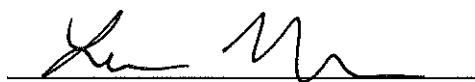
5. Consider/Discuss/Action to approve minutes of the April 4, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Development Plat, Cedar Meadow RV Park Addition, Block A, Lot 1. Applicant: William L. Enox and Mary L. Enox.
7. Consider/Discuss/Action on the Final Plat, City of Anna Water Storage Tank Addition, Block A, Lot 1. Applicant: City of Anna.
8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1B. Applicant: TFCC Coyote, LLC.
9. Consider/Discuss/Action on the Preliminary Replat, Affi Addition, Block A, Lot 2R. Applicant: Sahi-Antoine LLC & Caldor Corporation.
10. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phases 2, 3, & 4. Applicant: Megatel Homes, LLC.
11. Consider/Discuss/Action on the Preliminary Plat, Chambers Grove. Applicant: Stratford Group.
12. Consider/Discuss/Action on the Preliminary Plat, Crystal Park, Phase 1. Applicant: Bloomfield Homes, LP.
13. Consider/Discuss/Action on the Revised Site Plan, Willow Creek Addition, Phase 1B, Block G, Lot 1R. Applicant: Marcus Property Company LLC.

Items for Individual Consideration

14. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an amendment to the Master Thoroughfare Plan.
15. Consider/Discuss/Action on the Minor Plat, Pruitt's Place, Block A, Lots 1 & 2. Applicant: Estate of Michael Pruitt – Wayne Gartman Temporary Administrator.
16. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Zoned: Planned Development (Ord. No 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC.
17. Consider/Discuss/Action on the Concept Plan, Serenity at the Square, Block A, Lot 1. Applicant: Anna Town Square Partners I, LLC.
18. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.
19. 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.
20. Consider/Discuss/Action on the Concept Plan, District Community, Block A, Lot 1. Applicant: Anna 1340 Holdings, LLC.
21. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. Zoned: Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (PD-C-1/MF-2/SF-60) (Ord. No. 861-2020). Applicant: Anna 51 Joint Venture.
22. Consider/Discuss/Action on the Concept Plan, Villages of Waters Creek, Block B, Lot 3. Applicant: Anna 51 Joint Venture.

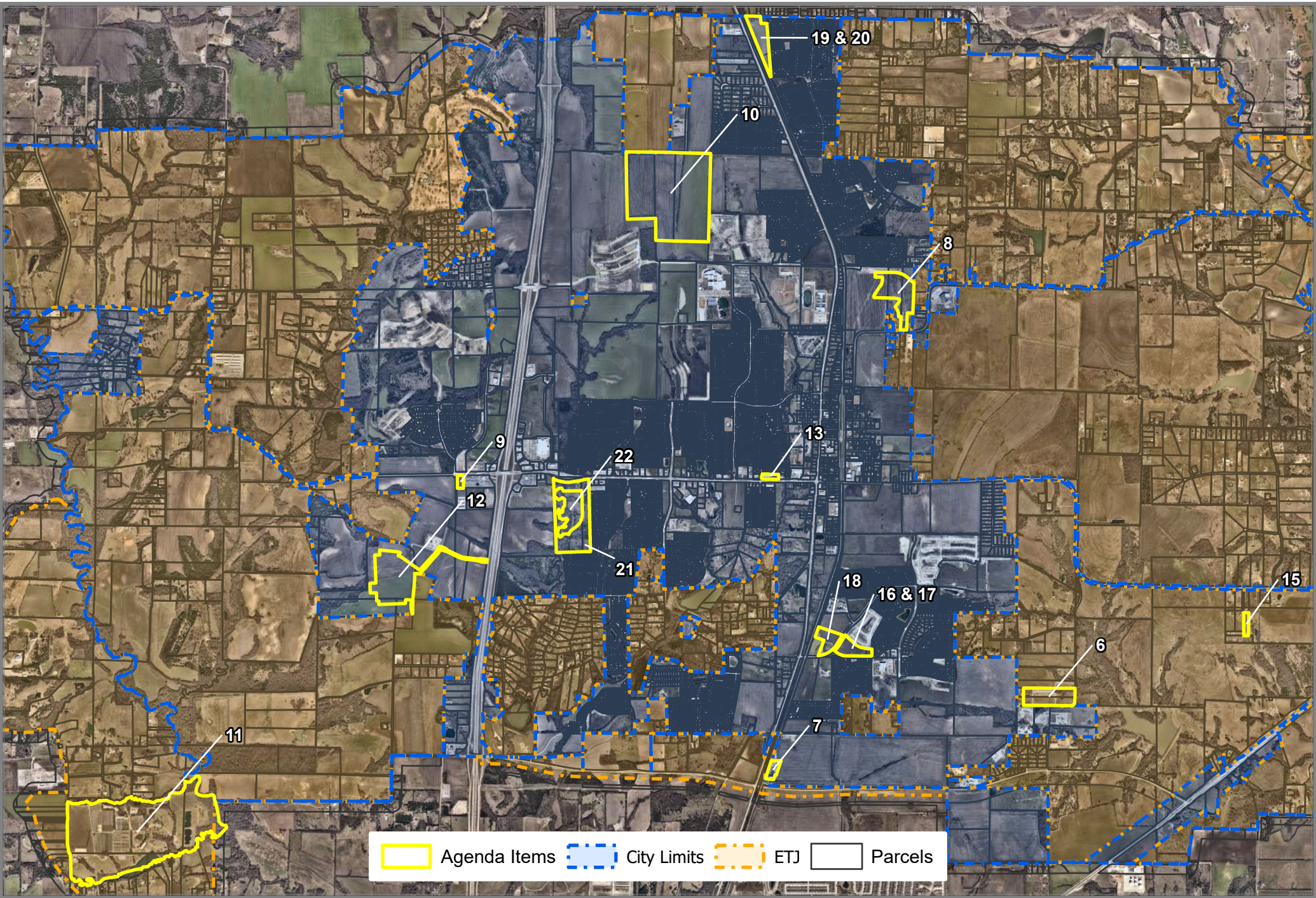
Adjourn

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 29, 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.



0 0.5 1 Miles
1:50,000

City of Anna, May 2nd, 2022 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 4/27/2022

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

THE CITY OF
Anna



Item No. 5.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the April 4, 2022 Planning & Zoning Commission Meeting.

SUMMARY:

April 4, 2022 Planning & Zoning Commission Meeting Minutes.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

STAFF RECOMMENDATIONS:

ATTACHMENTS:

1. 04-04-2022 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
April 4, 2022

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

The meeting was called to order at 7:00 pm.

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

2. Invocation and Pledge of Allegiance

Vice Chairman Thomas gave the invocation and led the Pledge of Allegiance.

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

Councilman Kevin Toten, residing at 2800 Pecan Grove Drive, addressed the Commission and the audience to advise everyone that each speaker gets a total of three minutes to address the room and that there should be no conversating back and forth between the Commissioners and the audience.

4. Location Map

Consent Items

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend approval of consent items 5-11. The vote was unanimous.

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. 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.

Ms. Mecke gave a brief presentation and advised the Commission the applicant requests to table the item and hold the Public Hearing open to the May 2, 2022, Planning & Zoning Commission Meeting.

Vice Chairman Thomas asked for clarification on whether to open the Public Hearing or hold the Public Hearing open from the previous Planning & Zoning Commission Meeting.

City Attorney, Clark McCoy, advised the Commission that they will need to open the Public Hearing and hold it open to the May 2, 2022, Planning & Zoning Commission Meeting and advise, on the record, the address of the location where the meeting will be held.

The Public Hearing was opened at 7:09 p.m.

Vice Chairman Thomas asked for a motion to hold the Public Hearing open to the May 2, 2022, Planning & Zoning Commission Meeting and provided the Anna ISD Board Room address of 201 E. 7th Street.

A motion was made by Commissioner Ogan, seconded by Commissioner Patterson-Herndon to recommend the Public Hearing be tabled and held open to the May 2, 2022, Planning & Zoning Commission Meeting. The vote was unanimous.

Ms. Mecke advised the Commission that she was just informed that there will be an election held on May 2, 2002, in the Anna ISD Board Room which meant the Planning & Zoning Commission Meeting will likely be held at Sue E Rattan Elementary School located at 1221 S Ferguson Parkway.

Vice Chairman Thomas asked for a motion to reconsider the location of the May 2, 2022, Planning & Zoning Commission Meeting to Sue E Rattan Elementary School located at 1221 S Ferguson Parkway.

Vice Chairman asked a member of the audience why they were seeking recognition.

Mr. Glen Brown, residing at 2109 Adriana Drive, addressed the Commission regarding his concerns about misinformation that staff is giving. He provided an example about the location of this agenda item changing after staff had already given the Anna ISD Board Room location.

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend the Public Hearing be tabled and held open to the May 2, 2022, Planning & Zoning Commission Meeting where the meeting will be held at 1221 S Ferguson Parkway. The vote was unanimous.

For the minutes record, staff received two comment cards at the beginning of the meeting, both were in opposition and chose not to speak during the Public Hearing. Ms. Anastasia Ward and Saied Aboul Dalab, both residing at 1212 Sharp Street, advised in their comment cards that they were opposed to the zoning case due to the fact that they do not want an apartment complex at the entry of Anna Town Square, they do not want parking allowed along Sharp Street, a reduction in landscaping, reduction in green space, nor do they want a reduction in parking spaces.

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.

Ms. Tittle gave a brief presentation.

Commissioner Ogan asked what the total proposed parking will be for one-bedroom versus the two-bedroom units.

Ms. Tittle provided the information per the Concept Plan.

Commissioner Grady asked staff for clarification on the parking count for each unit.

Ms. Tittle advised.

Commissioner Patterson-Herndon asked how the applicant was proposing to handle the parking for one space for the one-bedroom units when most have two vehicles.

Ms. Tittle advised that she refer the question to the applicant.

The Public Hearing was opened at 7:23 p.m.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in opposition to the request and advised that her concerns were the number of apartments coming into the city, the reduction in parking spaces, and the reduction in buffers. She asked for the Commission to really think about these apartment requests and that the applicants are asking for.

The Public Hearing was closed at 7:26 p.m.

Commissioner Wenzel asked for clarification on the ordinance as it pertains to the height of the buildings along with the minimum setback requirement.

Ms. Tittle advised.

Commissioner Grady asked if the applicant was present.

Ms. Tittle advised no.

Commissioner Patterson-Herndon asked if there were any renderings of the proposed that could be shared.

Ms. Tittle advised that the applicant had not provided any.

Commissioner Grady advised that she would like to table the item to the next Planning & Zoning Commission Meeting when the applicant could be present to answer the Commissions questions.

Vice Chairman Thomas re-opened the Public Hearing at 7:30 p.m.

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to recommend the item be tabled and the Public Hearing held open to the May 2, 2022, Planning & Zoning Commission Meeting located at Sue E Rattan Elementary School located at 1221 S Ferguson Parkway. The vote was unanimous.

Ms. Terry Ronning, residing at 2101 Nuehoff Drive, spoke from the audience in opposition to the influx of multifamily residences and the variances that the developers continue to request. She also advised that she would like the city to stay strict on its ordinances that are in place and hold the developers to higher standards.

City Attorney, Clark McCoy, advised the Commission that no one should be allowed to speak unless it is during the public hearing portion of the meeting.

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

Ms. Tittle advised the Commission that this would be considered a no action item since the zoning case was tabled.

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.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

Commissioner Grady asked if the biggest changes made this time around were the masonry materials.

Staff advised yes.

Ms. Mecke advised that the applicant has agreed to a Developer's Agreement as it pertains to the building materials and that the Developer's Agreement will be going to City Council for approval.

The Public Hearing was closed at 7:48 p.m.

A motion was made by Commissioner Wenzel, seconded by Commissioner Grady to recommend approval of the zoning request with the additional conditions recommended by staff. The vote was unanimous.

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

Ms. Mecke gave a brief presentation.

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

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

Ms. Mecke gave a brief presentation.

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

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.

Ms. Tittle gave a brief presentation.

The applicant gave a brief presentation.

Commissioner Patterson-Herndon asked why the applicant wanted to change the fencing to wrought opposed to concrete masonry wall.

The applicant advised that it has a more inviting feel versus feeling closed off.

Ms. Mecke addressed the Commission and advised that the property next door, Waterview Apartments, was approved to build a wrought iron fence with masonry columns.

Mr. Bruce Norwood, residing at 1133 Elizabeth Street, spoke in favor of the request.

The Public Hearing was closed at 8:06 p.m.

A motion was made by Commissioner Patterson-Herndon to recommend approval of the zoning request. The vote did not obtain a second therefor the motion to approve, failed.

A motion was then made by Commissioner Grady, seconded by Commissioner Ogan to recommend denial of the zoning request. The vote was 4-1 to deny the applicants request with Commissioner Patterson-Herndon voting to approve the zoning request.

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

Ms. Tittle gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Commissioner Grady to recommend denial of the Concept Plan. The vote was 4-1 to deny the Concept Plan with Commissioner Patterson-Herndon voting to approve the Concept Plan.

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.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

Commissioner Grady asked staff if the city had any existing 4-story approved multifamily residential products.

Ms. Mecke listed a few.

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

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

B) Consider/Discuss/Action on the Concept Plan, Dreamville Anna.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

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

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.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was closed at 8:31 p.m.

Commissioner Patterson-Herndon advised that the Public Hearings for Agenda Items 14-17 were all closed but never opened by the Vice Chairman and wanted to know if that was going to affect anything.

City Attorney, Clark McCoy, advised the Commission that once the Agenda Item is read, the Public Hearing is automatically opened.

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend denial of the zoning request. The vote was 4-1 to deny the zoning request with Commissioner Patterson-Herndon voting to approve the zoning request.

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

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend denial of the Concept Plan. The vote was 4-1 to deny the Concept Plan with Commissioner Patterson-Herndon voting to approve the Concept Plan.

Adjourn

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:42 p.m.

Donald Henke
Planning and Zoning Commission Chairman

ATTEST:



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Development Plat, Cedar Meadow RV Park Addition, Block A, Lot 1. Applicant: William L. Enox and Mary L. Enox.

SUMMARY:

RV park on one lot on 23.9± acres located at the northwest corner of County Road 419 and Cedar Meadow Drive. Located within the Extraterritorial Jurisdiction (ETJ).

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Cedar Meadow RV Park Locator Map
2. PZ - STAFF REPORT (DP) Cedar Meadow RV Park Addition, Block A, Lot 1
3. Exhibit A - Cedar Meadow RV Park Development Plat

Development Plat - Cedar Meadow RV Park Addition, Block A, Lot 1



THE CITY OF
Anna

N



 Subject Property

 City Limits

 ETJ

0 200 400 800 Feet

April 2022

CITY OF ANNA

Planning & Zoning Commission

May 2, 2022

Development Plat: Cedar Meadow RV Park Addition, Block A, Lot 1

Applicant: William L. Enox & Mary L. Enox

AGENDA ITEM:

Consider/Discuss/Action on the Development Plat, Cedar Meadow RV Park Addition, Block A, Lot 1.

SUMMARY:

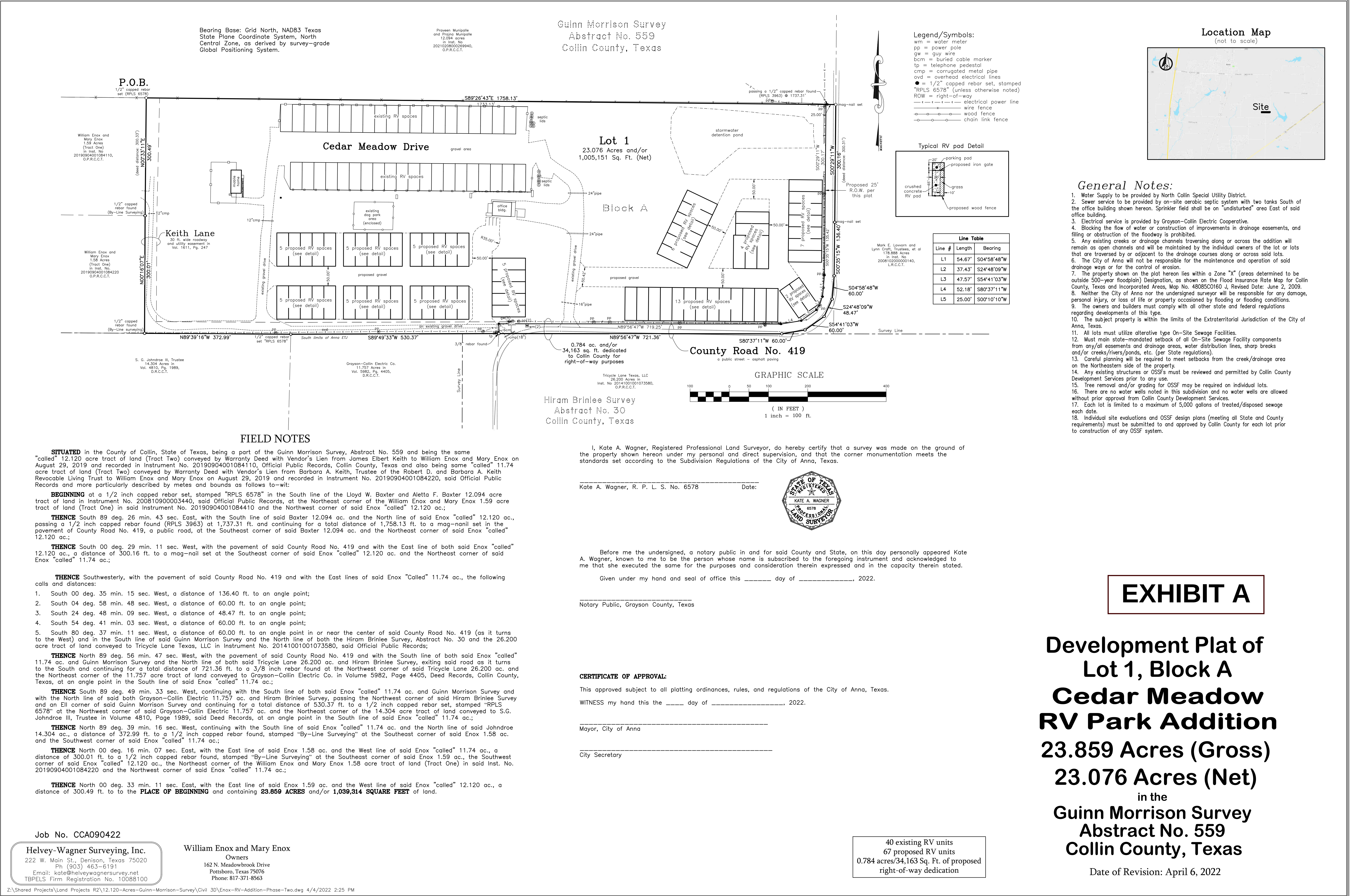
RV park on one lot on 23.9± acres located at the northwest corner of County Road 419 and Cedar Meadow Drive. Located within the Extraterritorial Jurisdiction (ETJ).

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit





Item No. 7.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Final Plat, City of Anna Water Storage Tank Addition, Block A, Lot 1. Applicant: City of Anna.

SUMMARY:

Water storage tank and service yard of governmental agency on 4.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 296± feet northeast of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017).

The purpose of the Final Plat is to dedicate lot and block boundaries and easements necessary for the water storage tank and service yard development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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. Water Tank Storage Locator Map
2. PZ - STAFF REPORT (FP) City of Anna Water Storage Tank Addition, Block A, Lot 1
3. Exhibit A - City of Anna Water Storage Tank Addition Final Plat

City of Anna Water Tank Storage, Block A, Lot 1, Final Plat



CITY OF ANNA

Planning & Zoning Commission

May 2, 2022

Final Plat: City of Anna Water Tank Storage, Block A, Lot 1

Applicant: City of Anna

AGENDA ITEM:

Consider/Discuss/Action on the Final Plat, City of Anna Water Tank Storage, Block A, Lot 1.

SUMMARY:

Water storage tank and service yard of governmental agency on 4.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 296± feet northeast of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017).

The purpose of the Final Plat is to dedicate lot and block boundaries and easements necessary for the water storage tank and service yard 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.

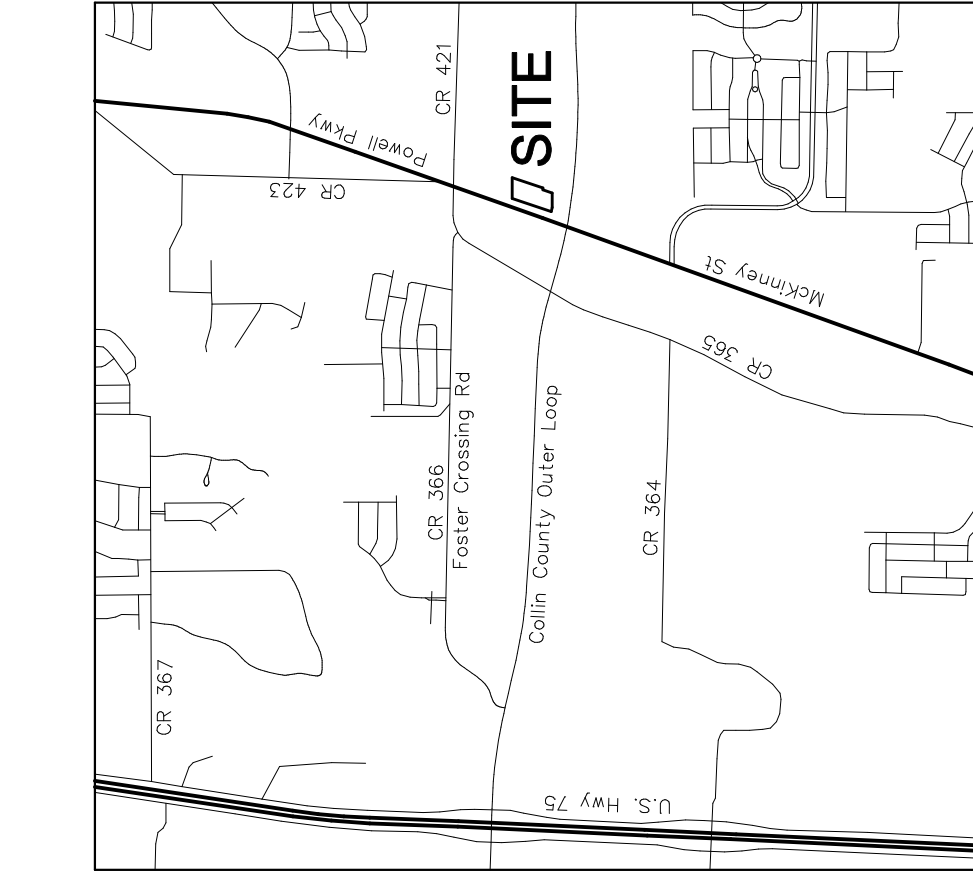
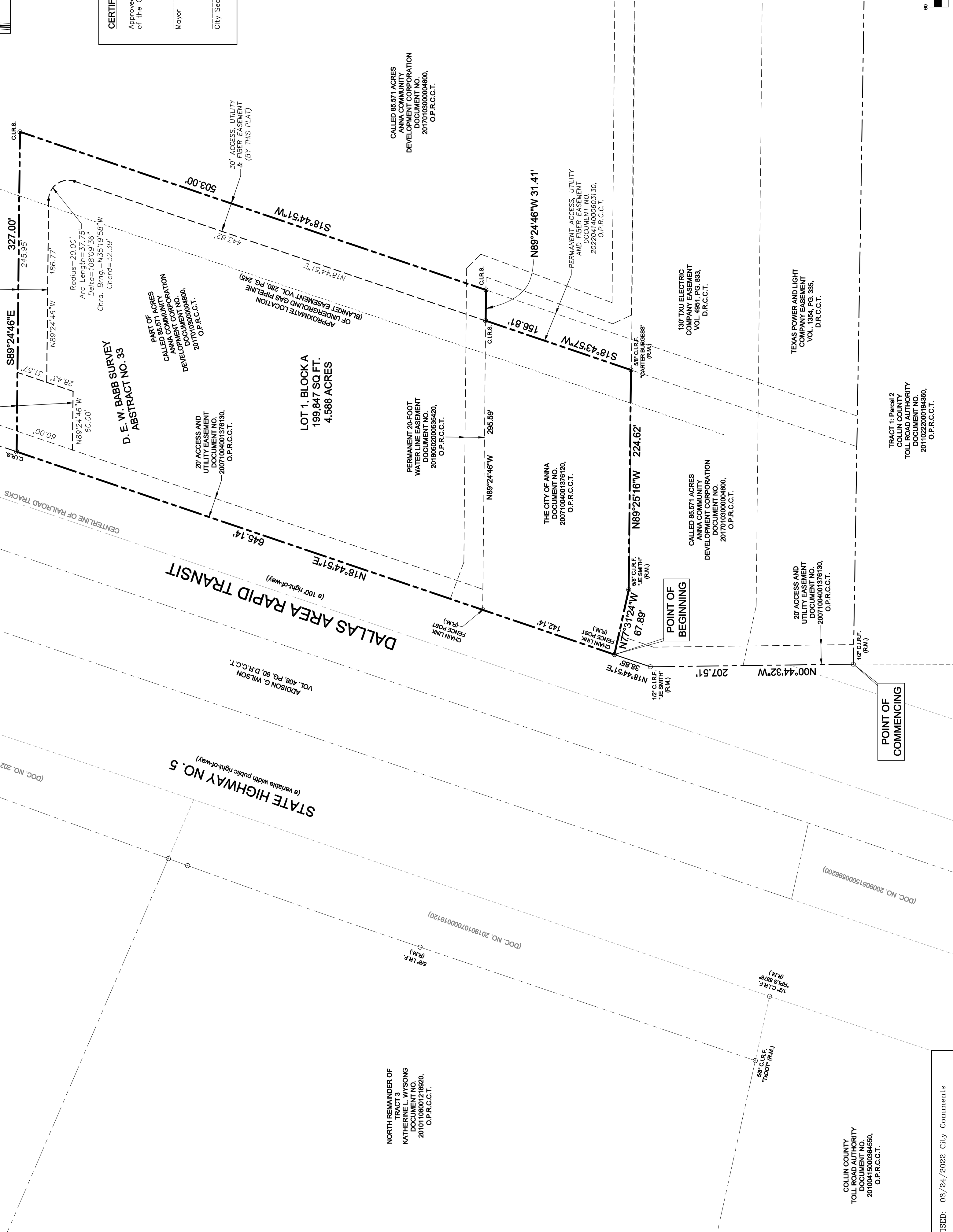
ATTACHMENTS:

Locator
Exhibit

General Notes:

1. According to the Flood Insurance Rate Map of City of Anna, Collin County, Texas, Map No. 48085C0160I, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to include the property and/or the structure 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 in any way.
2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings are shown on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown, can be converted to grid, using the combine scale factor of 0.999948955, at base point 010.
4. The herein described property is subject to the easement recorded in Volume 280, Page 245, of the Deed Records, Collin County, Texas, said easement is blanket in nature and cannot be plotted.
5. NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

REMAINDER OF
CALLED 4.71 ACRES
LAWSON LIVING TRUST
VOL. 188, PG. 208,
O.P.R.C.C.T.



CERTIFICATE OF APPROVAL

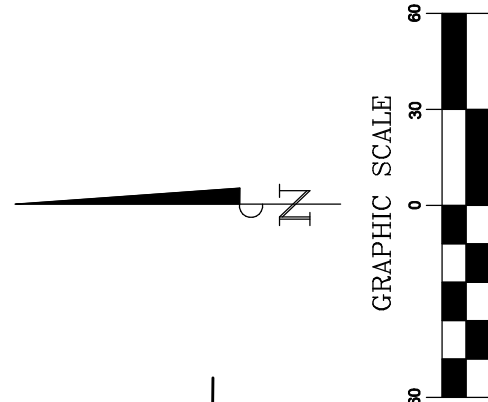
Approved this _____ day of _____, 2022, by the City Council
of the City of Anna, Texas.

Mayor

City Secretary

ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap
 stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas



Owner:
City of Anna, Texas
101 N. Powell Parkway
Anna, Texas 75409

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

TRACT 1-Parcel 2
TOLL ROAD AUTHORITY
COLLIN COUNTY
DEVELOPMENT CORPORATION
201022200194860,
O.P.R.C.C.T.

TEXAS POWER AND LIGHT
COMPANY EASEMENT
VOL. 1384, PG. 335,
D.R.C.C.T.

1307 TXU ELECTRIC
COMPANY EASEMENT
VOL. 1861 PG. 883,
D.R.C.C.T.

CALLER 85.571 ACRES
ANNA COMMUNITY
DEVELOPMENT CORPORATION
DOCUMENT NO. 2017010300004800,
O.P.R.C.C.T.

THE CITY OF ANNA
DOCUMENT NO. 2017010300004800,
O.P.R.C.C.T.

PERMANENT 20-FOOT
WATERLINE EASEMENT
DOCUMENT NO. 2016050200035420,
O.P.R.C.C.T.

CALLER 85.571 ACRES
ANNA COMMUNITY
DEVELOPMENT CORPORATION
DOCUMENT NO. 2017010300004800,
O.P.R.C.C.T.

LOT 1, BLOCK A
199,847 SQ. FT.
4,588 ACRES

D. E. W. BABB SURVEY
ABSTRACT NO. 33

CALLER 85.571 ACRES
ANNA COMMUNITY
DEVELOPMENT CORPORATION
DOCUMENT NO. 2017010300004800,
O.P.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

I, _____, being duly qualified in the D. E. W. Babb Survey, Abstract No. 33, in the City of Anna, Collin County, Texas, and being a part of that called 85.571 acre tract of land, described by deed to Anna Community Development Corporation, as recorded under Document No. 2017010300004800, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

COMMENCING at a 1/2" iron rod with a plastic cap found for the most southerly southwest corner of said 85.571 acre tract, same being the northeasterly corner of Tract 1, Parcel 2, as described by deed to Collin County Toll Road Authority, as recorded under Document No. 20110222000194560, O.P.R.C.C.T.;

THENCE North 00°44'32" West, along the most southerly west line of said 85.571 acre tract, a distance of 207.51' to a 1/2" iron rod with a plastic cap stamped "JE SMITH" found at an angle point of said 85.571 acre tract, same being in the southeasterly right-of-way of Dallas Area Rapid Transit;

THENCE North 18°44'51" East, along said southeasterly right-of-way of Dallas Area Rapid Transit, a distance of 38.85' to a chain link fence post found for the southeasterly corner of said City of Anna tract, some being the **POINT OF BEGINNING** of the herein described tract;

THENCE North 18°44'51" East, along said southeasterly right-of-way of Dallas Area Rapid Transit, some being the northeasterly line of said City of Anna tract and said 85.571 acre tract, a distance of 645.14' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract;

THENCE over and across said 85.571 acre tract the following courses and distances:

South 89°24'46" East, a distance of 327.00' to a capped iron rod set for corner;

South 18°44'51" West, a distance of 503.00' to a capped iron rod set for corner;

North 89°24'46" West, a distance of 31.41' to a capped iron rod set for the northeasterly corner of said City of Anna tract;

THENCE along the common line between said City of Anna and said 85.571 acre tract, the following courses and distances:

South 18°43'57" West, a distance of 156.81' to a 5/8" iron rod with a plastic cap stamped "CARTEN BURESS" found for the southeasterly corner of said City of Anna tract;

North 89°25'16" West, a distance of 224.62' to a 5/8" iron rod with a plastic cap stamped "JE SMITH" found for an angle point;

North 77°31'24" West, a distance of 67.89' to the **POINT OF BEGINNING** and containing 199,847 square feet or 4,588 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF ANNA, is the owner of the above described property and does hereby adopt this Final Plat, designating the herein above described property as **CITY OF ANNA WATER STORAGE TANK ADDITION, LOT 1, BLOCK A**, and does hereby dedicate to the public use forever, hereinafter, said property, and the same shall be subject to the public use forever, hereinafter, said property, and the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees and other improvements thereon, and shall have the right to remove and keep removed the same, and the maintenance or efficiency of it's respective systems on said easements; and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at, anytime, procuring the consent or approval of any person or persons, and shall have the right to all platting ordinances, rules, regulations and resolutions of the City of Anna, Collin County, Texas.

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 the general public vehicular and pedestrian use and access, and for the Fire Department and emergency use, in, along, upon, and across the herein above described property, and the same shall be subject to the use of said property, employees, workmen, and representatives having ingress, egress, and egress in, along, upon, and across said premises.

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

THE CITY OF ANNA

Noté Pike -Mayor

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision.

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 B. Arthur
Professional Land Surveyor
Texas Registration No. 5568

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

FINAL PLAT
CITY OF ANNA WATER
STORAGE TANK ADDITION
LOT 1, BLOCK A

199,847 Sq. Ft. / 4,588 Acres

D.E.W. Babb Survey,

Abstract No. 33

City of Anna,

Collin County, Texas

Preparation Date: August 10, 2021

Scale: 1" = 60'

REVISED: 03/24/2022 City Comments

REVISED: 03/01/2022 To Add Easements

DATE: 08/10/2021 SCALE: 1" = 60'

DRAWN BY: C.S.H.

CHK'D. BY: M.B.A.

JOB NO.: 2021-0083



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1B. Applicant: TFCC Coyote, LLC.

SUMMARY:

174 Single-family dwelling, detached lots and four common area lots on 32.4± acres located on the south side of Rosamond Parkway, 785± feet east of State Highway 5. Zoned: Planned Development-Single-Family Residence-60/Single-Family Residence District/SF-Z Single-Family Residence – Zero Lot Line Homes/ SF-TH 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.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

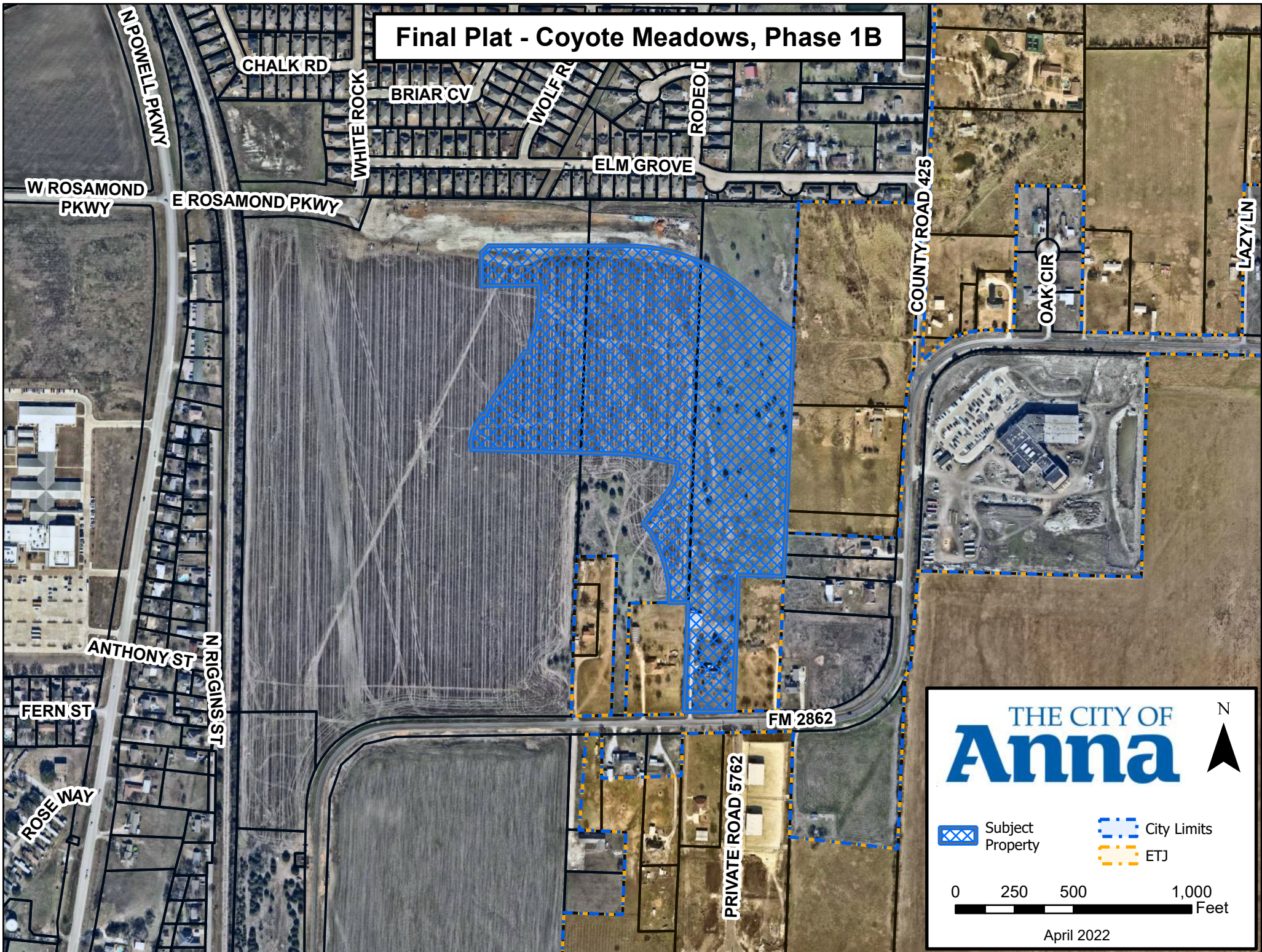
STAFF RECOMMENDATIONS:

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

Final Plat - Coyote Meadows, Phase 1B



CITY OF ANNA

Planning & Zoning Commission

May 2, 2022

Final Plat: Coyote Meadows, Phase 1B

Applicant: Scot Albert / TFCC Coyote, LLC

AGENDA ITEM:

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

SUMMARY:

174 Single-family dwelling, detached lots and four common area lots on 32.4± acres located on the south side of Rosamond Parkway, 785± feet east of State Highway 5. Zoned: Planned Development-Single-Family Residence-60/Single-Family Residence District/SF-Z Single-Family Residence – Zero Lot Line Homes/ SF-TH 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

Drawing: 6_2022_0803-32-015 Coyote Meadows Phase 1B\CAD\02-02-015-abstract.dwg Saved By: Rhodman Save Time: 4/25/2022 1:37:55 PM Plotted By: rhodman Plot Date: 4/25/2022 1:38 PM

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

Lot Area Table		
Lot #	Block #	Square Feet
4	F	6,660
5	F	4,800
6	F	4,800
7	F	4,800
8	F	4,800
9	F	4,800
10	F	4,800
11	F	4,800
12	F	4,800
13	F	4,800
14	F	4,800
15	F	4,800
16	F	4,800
17	F	8,261
18	F	8,236
19	F	4,800
20	F	4,800
21	F	4,800
22	F	4,800
23	F	4,800

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

Lot Area Table		
Lot #	Block #	Square Feet
1	H	6,154
2	H	6,054
3	H	6,042
4	H	6,031
5	H	6,020
6	H	6,009
7	H	6,001
8	H	6,000
9	H	6,000
10	H	6,000
11	H	6,000
12	H	6,000
13	H	6,000
14	H	6,000
15	H	6,000
16	H	6,000
17	H	8,400

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

Lot Area Table		
Lot #	Block #	Square Feet
32	L	7,924
33	L	7,346
34	L	6,331
35	L	6,783
36	L	6,783
37	L	6,783
38	L	6,450

Lot Area Table		
Lot #	Block #	Square Feet
5	I	10,253
6	I	4,800
7	I	4,800
8	I	4,800
9	I	4,800
10	I	4,800
11	I	4,800
12	I	4,800
13	I	4,800
14	I	4,800
15	I	4,800
16	I	4,800
17	I	4,800
18	I	4,800
19	I	4,800
20	I	4,800
21	I	4,800
22	I	5,633
23	I	5,626
24	I	4,800

Lot Area Table		
Lot #	Block #	Square Feet
1	M	9,557
2	M	6,402
3	M	6,838
4	M	6,133
5	M	6,099
6	M	6,266
7	M	6,626
8	M	6,969
9	M	7,102
10	M	7,110
11	M	7,110
12	M	7,111
13	M	8,294
14	M	6,000
15	M	6,000
16	M	6,000
17	M	6,012

Lot Area Table		
Lot #	Block #	Square Feet
25	I	4,800
26	I	4,800
27	I	4,800
28	I	4,800
29	I	4,800
30	I	4,800
31	I	4,800
32	I	4,800
33	I	4,800
34	I	4,800
35	I	4,800
36	I	4,800
37	I	4,800
38	I	11,586

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

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

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

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C12	170.01'	105.00'	152.03'	N 44°25'25" W	92°46'03"
C13	195.32'	445.00'	193.75'	S 79°28'15" W	25°08'53"
C14	61.77'	420.00'	61.71'	N 86°35'39" W	8°25'35"
C15	29.85'	9.50'	19.00'	N 72°07'56" W	180°00'00"
C16	29.85'	9.50'	19.00'	S 83°35'17" E	180°00'00"

Lot Line Table		
Line #	Length	Direction
L2	39.57'	N 17°52'04" E
L3	39.57'	N 17°52'04" E

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

Being a tract of land situated in the Gwynn Morrison Survey, Abstract No. 559, Collin County, Texas, being all of a tract conveyed to TFCC Coyote, LLC, by deeds recorded in Document No.'s 20211202002453240 and 20211202002453240 of the Deed Records of Collin County, Texas, and being all of a tract conveyed to Starlight Homes Texas, LLC, by deed recorded in Document No. 2021112002318600 of the Deed Records of Collin County, Texas, collectively being more particularly described as follows:

COMMENCING at the 1/2 inch iron rod found at the northeast corner of said TFCC Coyote, LLC No. 20211202002453240 tract and the common northwest corner of a tract of land conveyed to David and Nely Johnson Revocable Trust, by deed recorded in Document No. 20181126001443680, Deed Records of Collin County, Texas;

THENCE, S 02°12'50" W, 514.65 feet to the northwest corner of said Johnson tract of land to the POINT OF BEGINNING;

BEGINNING S 02°12'50"W, 352.39 feet to the southwest corner of said Johnson tract and the northwest corner of a tract of land conveyed to Mahavir Semwal and Vandana Semwal, by deed recorded in Document No. 20150629000780840, Deed Records of Collin County, Texas;

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

THENCE N 87°57'22" W, 188.81 feet to the northwest corner of said Kanady tract;

THENCE S 02°02'42" W, 578.10 feet to the southwest corner of said Kanady tract;

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

THENCE N 02°03'20" E, 465.60 feet to the northeast corner of said Beazley tract;

THENCE S 89°09'51" W, 79.67 feet to the beginning of a tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 26°14'04", a radius of 455.00 feet, a chord of N 09°45'52" W – 206.52 feet, an arc length of 208.33 feet;

THENCE, N 22°52'54" W, 62.75 feet to the beginning of a tangent curve to the left;

THENCE around a tangent curve to the left having a central angle of 32°55'20", a radius of 130.00 feet, a chord of N 39°20'34" W – 73.68 feet, an arc length of 74.70 feet;

THENCE, N 34°11'45" E, 120.00 feet to the beginning of a tangent curve to the left;

THENCE around a tangent curve to the left having a central angle of 02°26'43", a radius of 250.00 feet, a chord of N 57°01'36" W – 10.67 feet, an arc length of 10.67 feet;

THENCE, N 31°45'02" E, 50.00 feet to the beginning of a tangent curve to the right;

THENCE around a tangent curve to the right having a central angle of 02°02'55", a radius of 275.00 feet, a chord of S 57°18'38" E – 9.83 feet, an arc length of 9.83 feet;

THENCE around a tangent curve to the right having a central angle of 32°35'21", a radius of 275.00 feet, a chord of N 20°34'57" E – 154.32 feet, an arc length of 156.42 feet;

THENCE, N 82°22'52" W, 166.17 feet to the beginning of a tangent curve to the left;

THENCE around a tangent curve to the left having a central angle of 08°25'35", a radius of 420.00 feet, a chord of N 86°35'39" W – 61.71 feet, an arc length of 61.77 feet;

THENCE, S 89°11'33" W, 645.95;

THENCE, N 07°54'37" W, 7.19 feet;

THENCE around said non-tangent curve to the right having a central angle of 38°55'24", a radius of 155.00 feet, a chord of N 11°33'06" E – 103.28 feet, an arc length of 105.30 feet;

THENCE, N 31°00'48" E, 49.35 feet;

THENCE around said non-tangent curve to the right having a central angle of 02°14'59", a radius of 325.00 feet, a chord of S 67°08'09" E – 12.76 feet, an arc length of 12.76 feet;

THENCE, N 21°44'21" E, 50.00 feet;

THENCE, N 33°43'00" E, 270.24 feet;

THENCE around said non-tangent curve to the right having a central angle of 03°34'14", a radius of 325.00 feet, a chord of S 83°58'52" W – 20.25 feet, an arc length of 20.25 feet;

THENCE, N 04°12'31" E, 50.00 feet;

THENCE around said non-tangent curve to the left having a central angle of 24°34'13", a radius of 445.00 feet, a chord of N 11°28'40" E – 189.37 feet, an arc length of 190.83 feet;

THENCE, N 00°48'27" W, 103.90 feet;

THENCE, S 89°11'33" W, 242.71 feet;

THENCE, N 00°48'27" W, 138.61 feet;

THENCE, N 44°35'43" E, 42.13 feet to a point along south right-of-way line of Rosamond Parkway;

THENCE, S 89°59'53" W, 581.69 lying in said south right-of-way line of Rosamond Parkway;

THENCE around said non-tangent curve to the right having a central angle of 45°41'59", a radius of 770.00 feet, a chord of S 67°09'08" E – 598.01 feet, an arc length of 614.16 lying in said south right-of-way line of Rosamond Parkway;

THENCE around said non-tangent curve to the left having a central angle of 12°36'05", a radius of 890.00 feet, a chord of S 50°36'11" E – 195.35 feet, an arc length of 195.74 lying in said south right-of-way line of Rosamond Parkway to the POINT OF BEGINNING with the subject tract containing 1,410,075 square feet or 32.371 acres of land.

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.

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at _____ County, Texas, this _____ day of _____, 2022.

TFCC COYOTE, LLC
A Texas Limited Liability Company

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

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2022.



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

STATE OF TEXAS §
COUNTY OF COLLIN §



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Replat, Affi Addition, Block A, Lot 2R.
Applicant: Sahi-Antoine LLC & Caldor Corporation.

SUMMARY:

Automotive repair, major on one lot on 2.1± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286). Zoned: I-1 Light Industrial.

The purpose for the Preliminary Replat is to propose lot and block boundaries and easements necessary for the creation of an Automotive Repair, Major development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

The Preliminary Replat 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. Affi Addition Locator Map
2. PZ - STAFF REPORT (PR) Affi Addition, Block A, Lot 2R
3. Exhibit A - Affi Addition Preliminary Replat

Preliminary Replat - Affi Addition, Block A, Lot 2R

HIDDEN VALLEY DR

WEST LANE

SHADYBROOK TRL

SPRING VALLEY WAY

S STANDRIDGE BLVD

S CENTRAL EXPY

W WHITE ST

US HIGHWAY 75

COUNTY ROAD 286

THE CITY OF
Anna



 Subject Property

 City Limits

 ETJ

0 200 400 800 Feet

April 2022

CITY OF ANNA
Planning & Zoning Commission
May 2, 2022

Preliminary Replat: Affi Addition, Block A, Lot 2R

Applicant: Sahi-Antoine LLC & Caldor Corporation

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Replat, Affi Addition, Block A, Lot 2R.

SUMMARY:

Automotive repair, major on one lot on 2.1± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286). Zoned: I-1 Light Industrial.

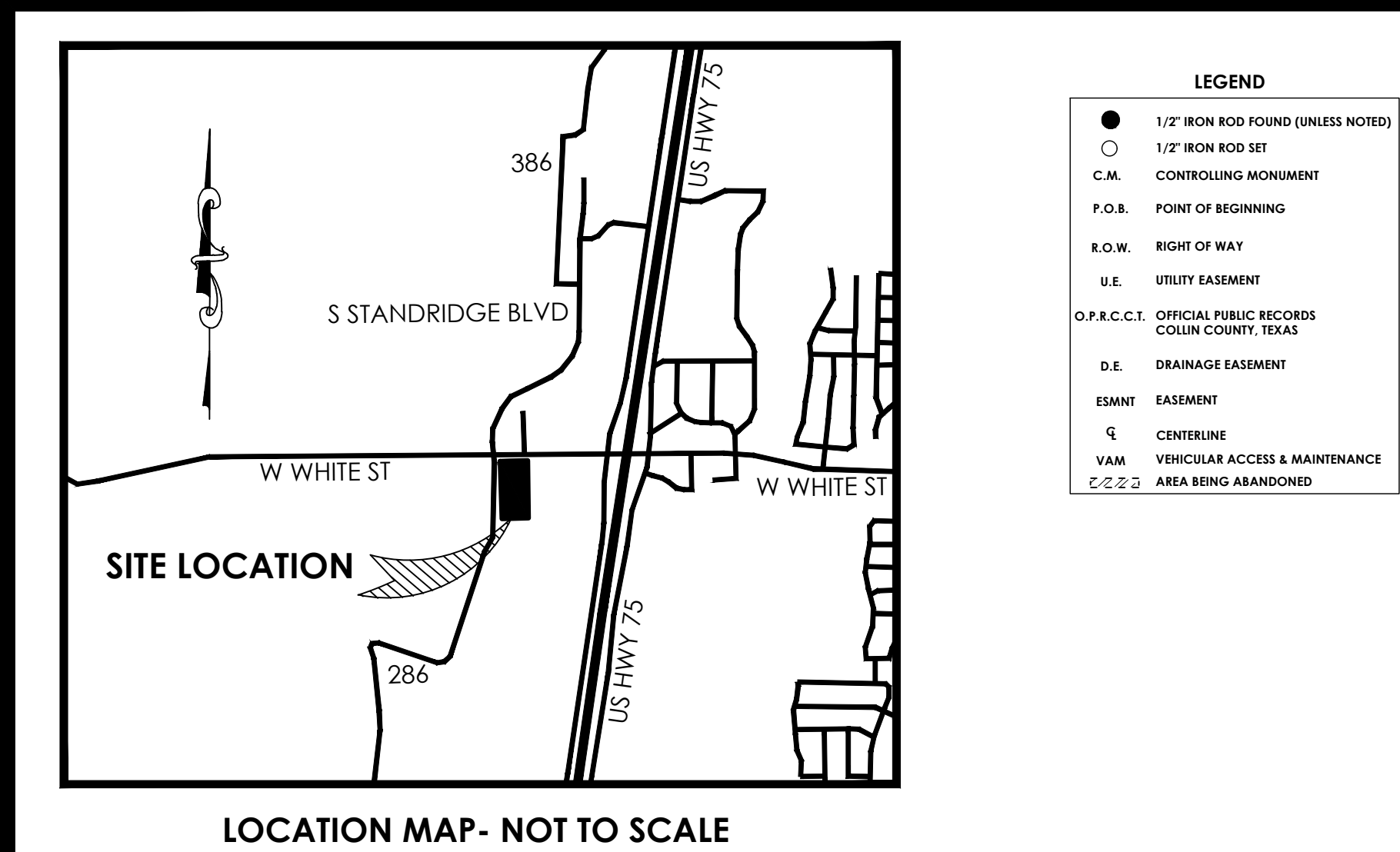
The purpose for the Preliminary Replat is to propose lot and block boundaries and easements necessary for the creation of an Automotive Repair, Major development.

RECOMMENDATION:

The Preliminary Replat 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



REASON FOR REPLAT:

TO ABANDON THE 24' CROSS ACCESS EASEMENT ALONG THE NORTH END OF THE PROPERTY LINE, ABANDON THE 35' ACCESS EASEMENT ALONG THE SOUTH END OF THE LOT, AND DEDICATE NEW EASEMENTS AND FIRE LANE ASSOCIATED WITH DEVELOPMENT.

ACCESS EASEMENT

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS/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.

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED DRAINAGE AND DETENTION EASEMENT. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND EETENTION EASEMENT AS HEREIN ABOVE 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 EWESTNION 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 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 ANY 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.

VAM EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS VAM (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT O 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, TREE, SHRUB, 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 OR 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.

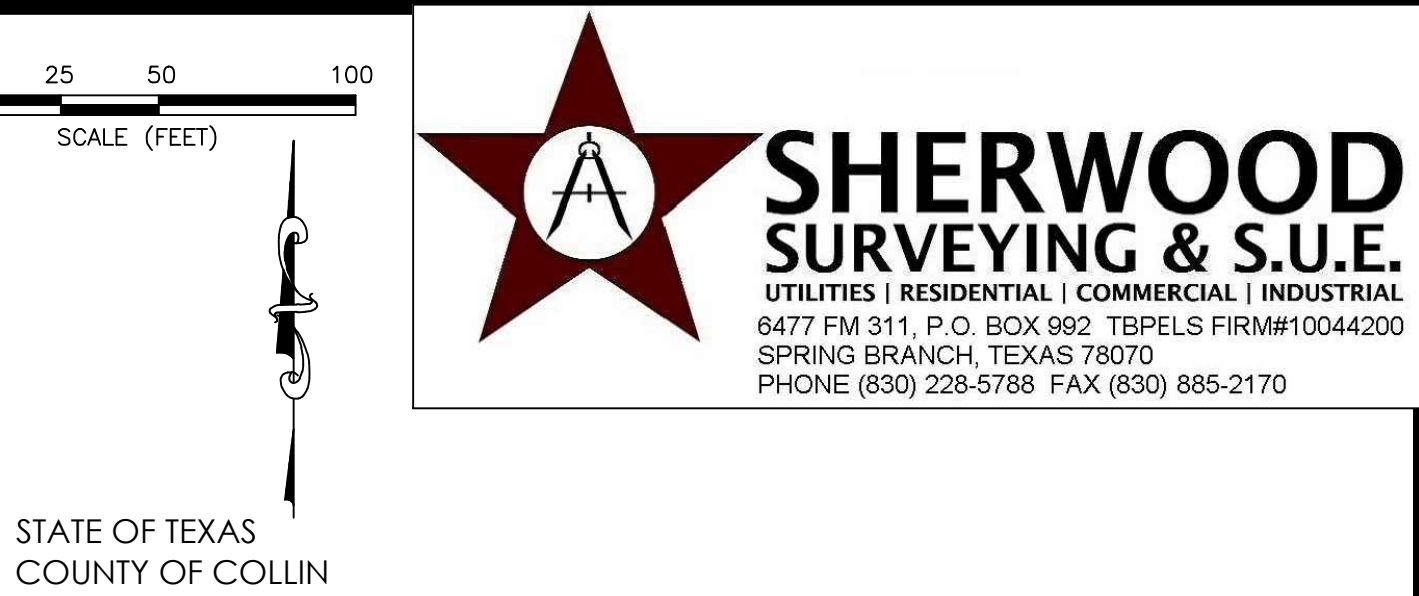
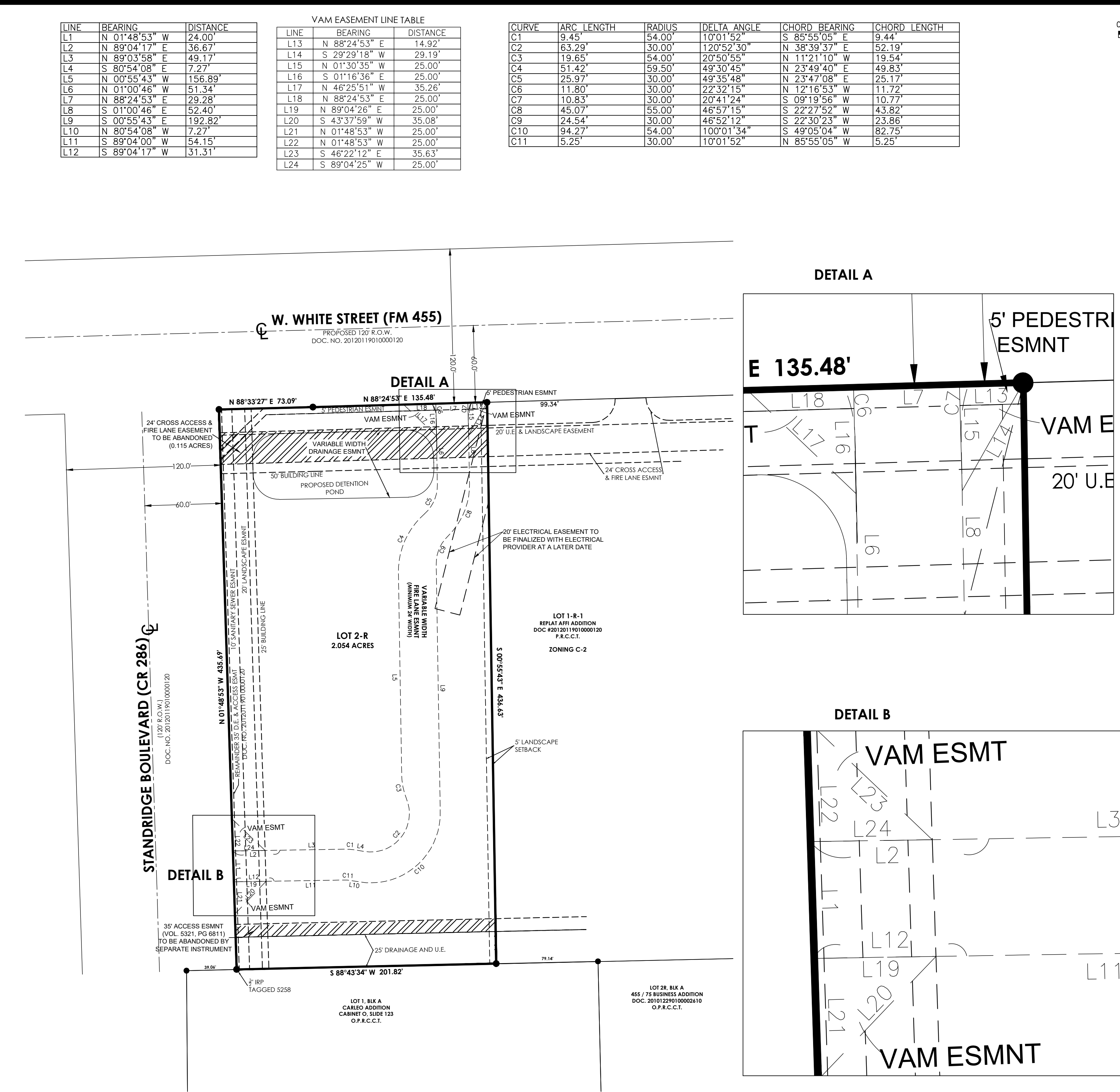
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

FIRE LANE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AD DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAHI-ANTOINE LLC & CALDOR CORPORATION ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF AFFI, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDING, FENCE, TREE, SHRUB, 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 BUILDING, FENCE, TREE, SHRUB, 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 CONSTRUCTION, 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.



KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD A. GOODWIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREON FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS THE ____ DAY OF ____, 2022.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SAM SARFANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAHI-ANTOINE LLC & CALDOR CORPORATION ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT AFFI AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, THE STREETS/ROADS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT _____, TEXAS, THIS THE ____ DAY OF ____, 2022.

SAM SARFANI, PRESIDENT
SAHI-ANTOINE LLC
CALDOR CORPORATION

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SAM SARFANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT.

NOTARY PUBLIC, STATE OF TEXAS

0 25 50 100
SCALE (FEET)

SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
8477 FM 311, P.O. BOX 982 TBPELS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

**PRELIMINARY REPLAT of
AFFI ADDITION
LOT 2-R, BLOCK A
CITY OF ANNA, COLLIN COUNTY,
TEXAS, THOMAS RATTAN SURVEY,
ABSTRACT NO. 782
2.054 ACRES**

EXHIBIT A



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

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

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 (PD-SF-60/SF-Z) (Ord. No. 887-2020).

The purpose of 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.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

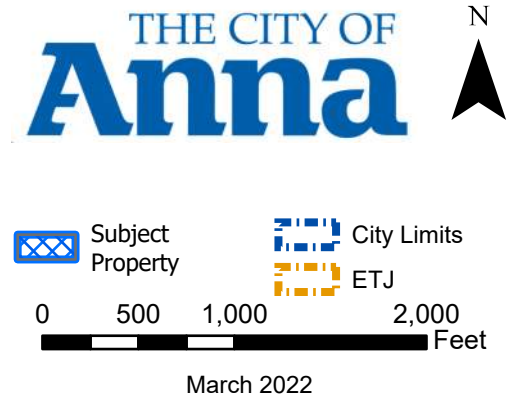
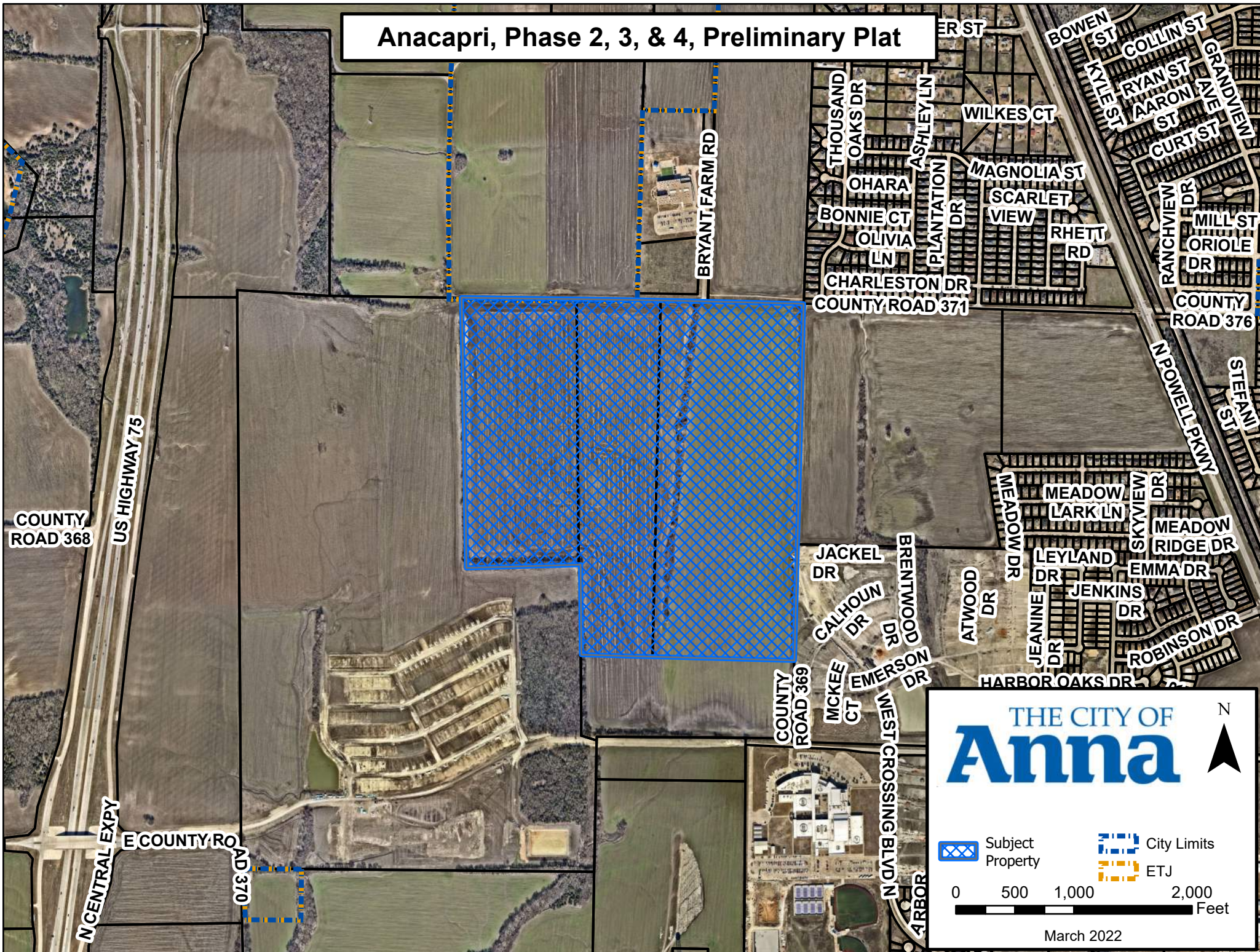
STAFF RECOMMENDATIONS:

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. Anacapri Phase 2 3 4 Locator Map
2. PZ - STAFF REPORT (PP) Anacapri PH 2, 3, & 4
3. Exhibit A (PP) Anacapri PH 2 3 & 4

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



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

AGENDA ITEM:

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

SUMMARY:

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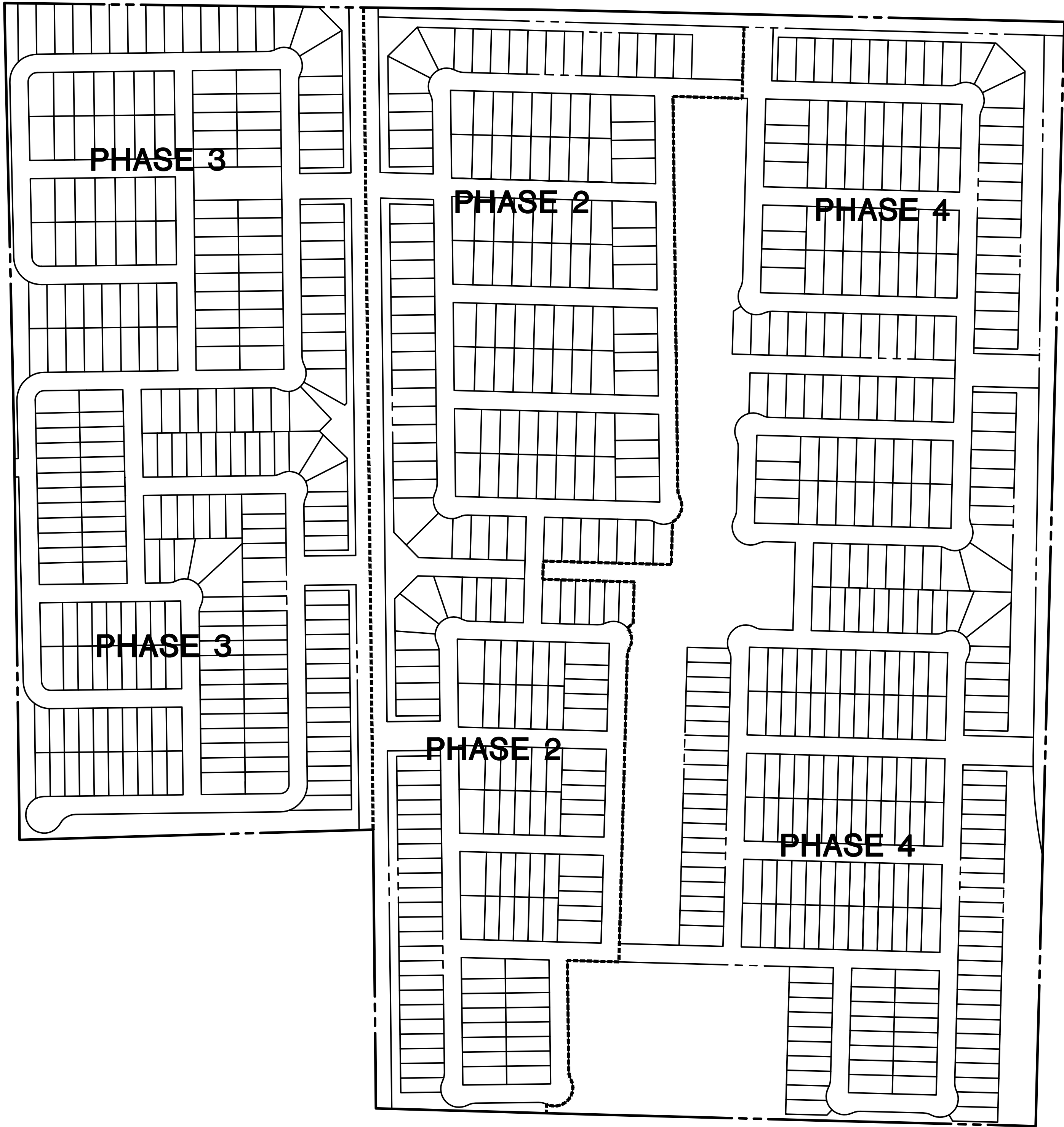
RECOMMENDATION:

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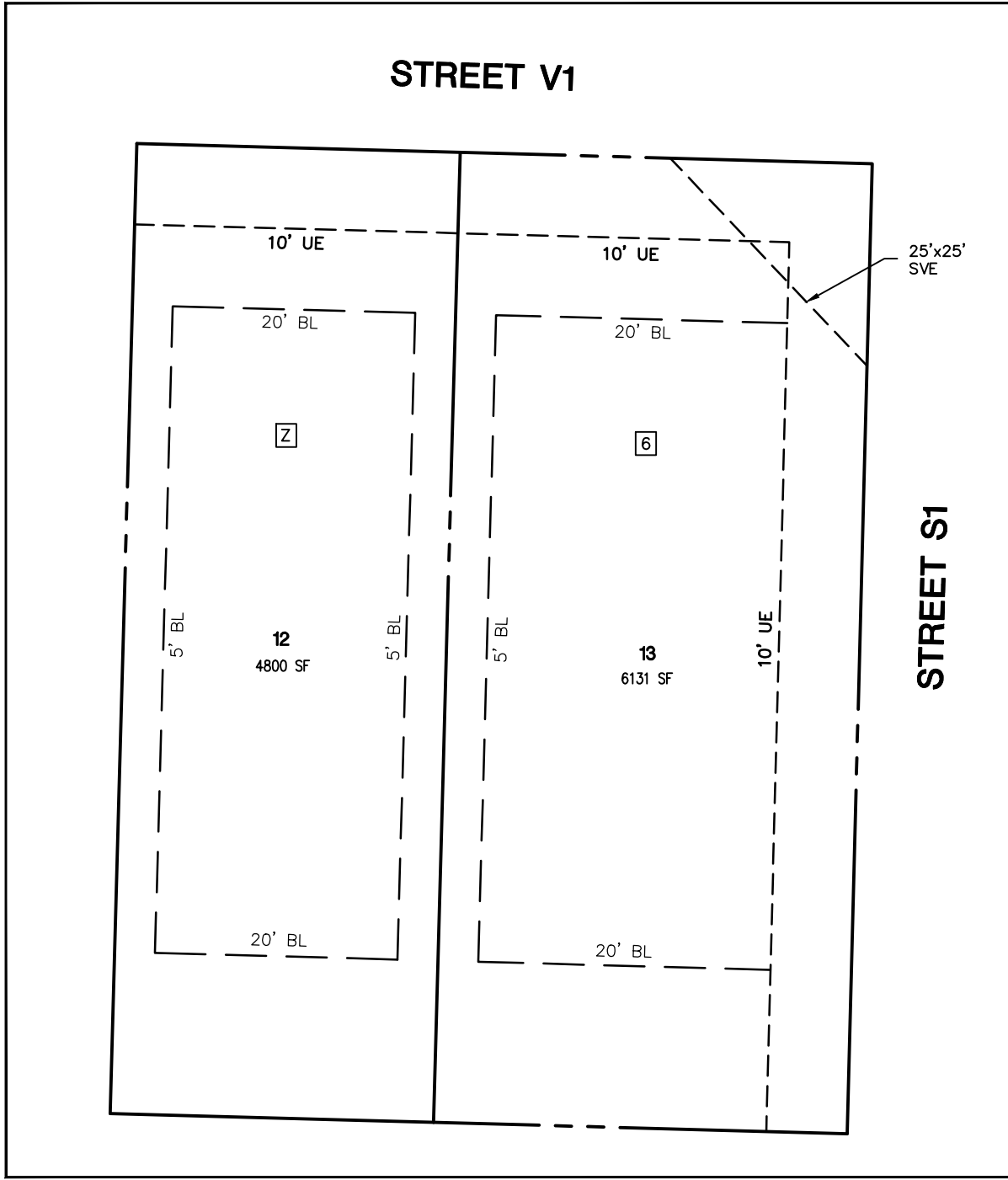
ATTACHMENTS:

Locator
Exhibit

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Project: 4/26/2022 3:46 PM, by Bradley Cox, Saved: 4/26/2022 3:43 PM, by bcox



PHASING DETAIL SCALE: 1"=200'

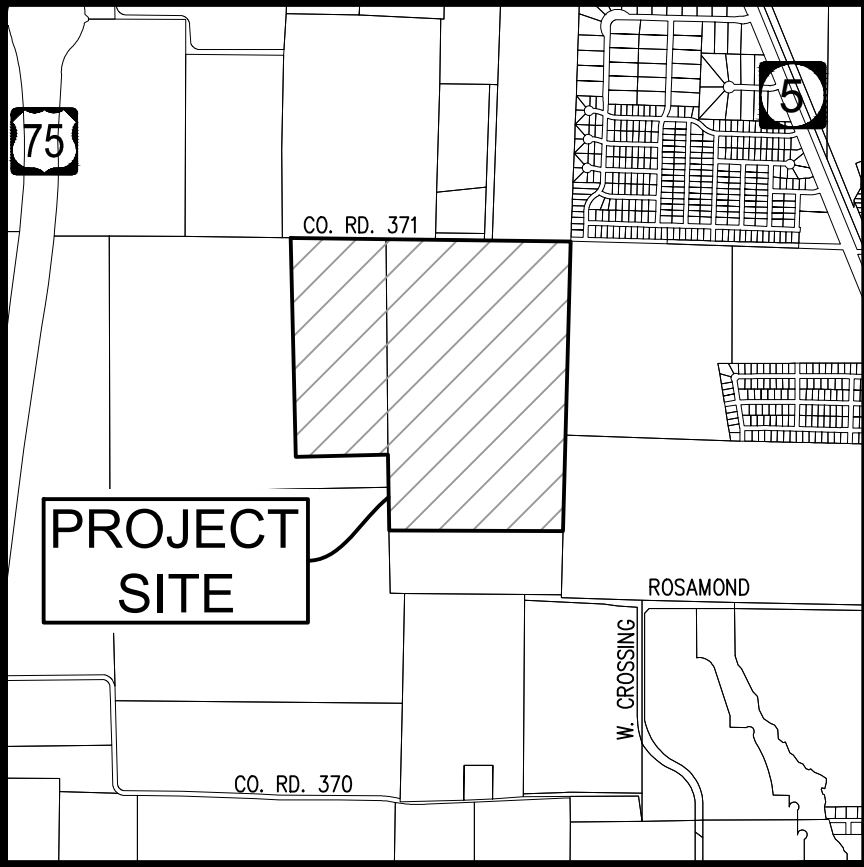


TYPICAL LOT DETAIL SCALE: 1"=20'

BLOCK TABLE		
BLOCK	SQUARE FEET	ACRES
A	82522	1.894
B	673595	15.463
C	93092	2.137
D	95868	2.201
E	98643	2.265
F	274159	6.294
G	29559	0.679
H	41562	0.954
I	133985	3.076
J	133985	3.076
K	133985	3.076
L	133985	3.076
M	184412	4.234
N	234995	5.395
O	128783	2.957
P	128887	2.959
Q	72866	1.673
R	66846	1.535
S	128923	2.960
T	277351	6.367
U	130123	2.987

BLOCK TABLE		
BLOCK	SQUARE FEET	ACRES
V	97715	2.243
W	130226	2.990
X	130330	2.992
Y	81643	1.874
Z	504347	11.578
AA	288796	6.630
BB	95521	2.193
CC	94828	2.177
DD	196800	4.518
EE	240444	5.520
FF	127069	2.917
GG	92033	2.113
HH	231038	5.304
II	258523	5.935
ROW	2123880	48.757
TOTAL	7816854	179.450

PHASE ZONING TABLE		
PHASE	SF-60	SF-Z
2	136	101
3	116	133
4	133	158
TOTAL	385	392



PRELIMINARY PLAT
ANACAPRI, PHASES 2, 3 & 4
385 SF-60, 392 SF-Z, & 12 Common Area Lots
179.450 Acres
in the
ELI W. WITT SURVEY, ABSTRACT NO. 997
S. E. ROBERTS SURVEY, ABSTRACT NO. 786
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 1 OF 7



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

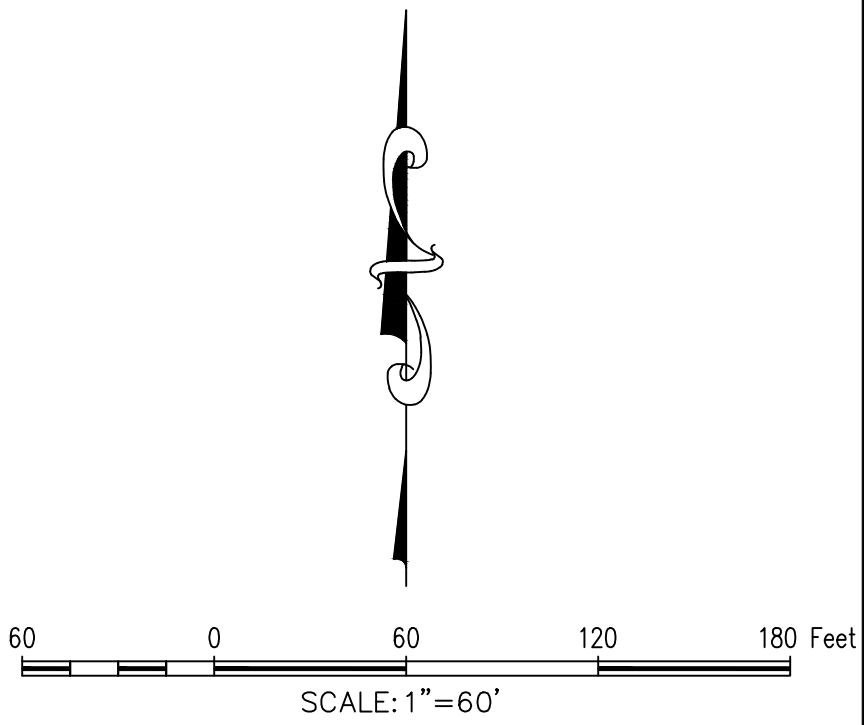
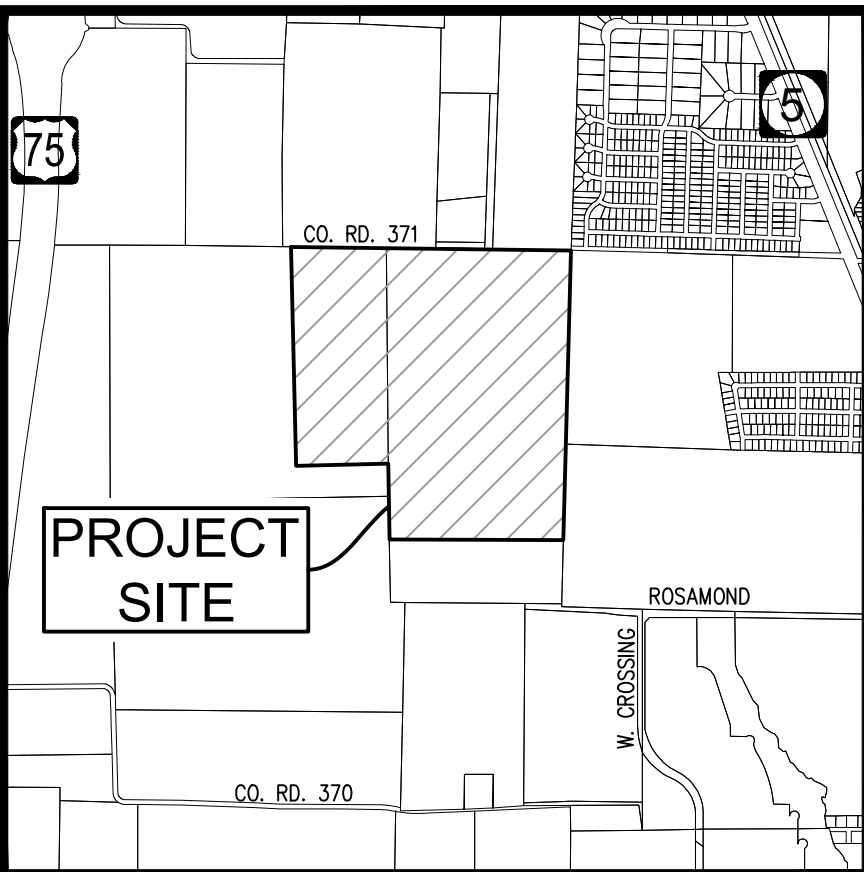
TBPE: 19762 TBPLS: 10194440
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DRAWN BY: BC DATE: 12/22/2021 SCALE: ##### JOB. No. MEH21002

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS ROAD,
SUITE 700
DALLAS, TEXAS 75201
Ph. 214-398-4233
Contact: MR. STEVE MAGLISCEAU

EXHIBIT A
PAGE 1 OF 7

File: M:\Projects\MEH21002\02-Drawings\Survey\Pre\MEH21002 PRELIMINARY PLAT
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PAGE 2 OF 7



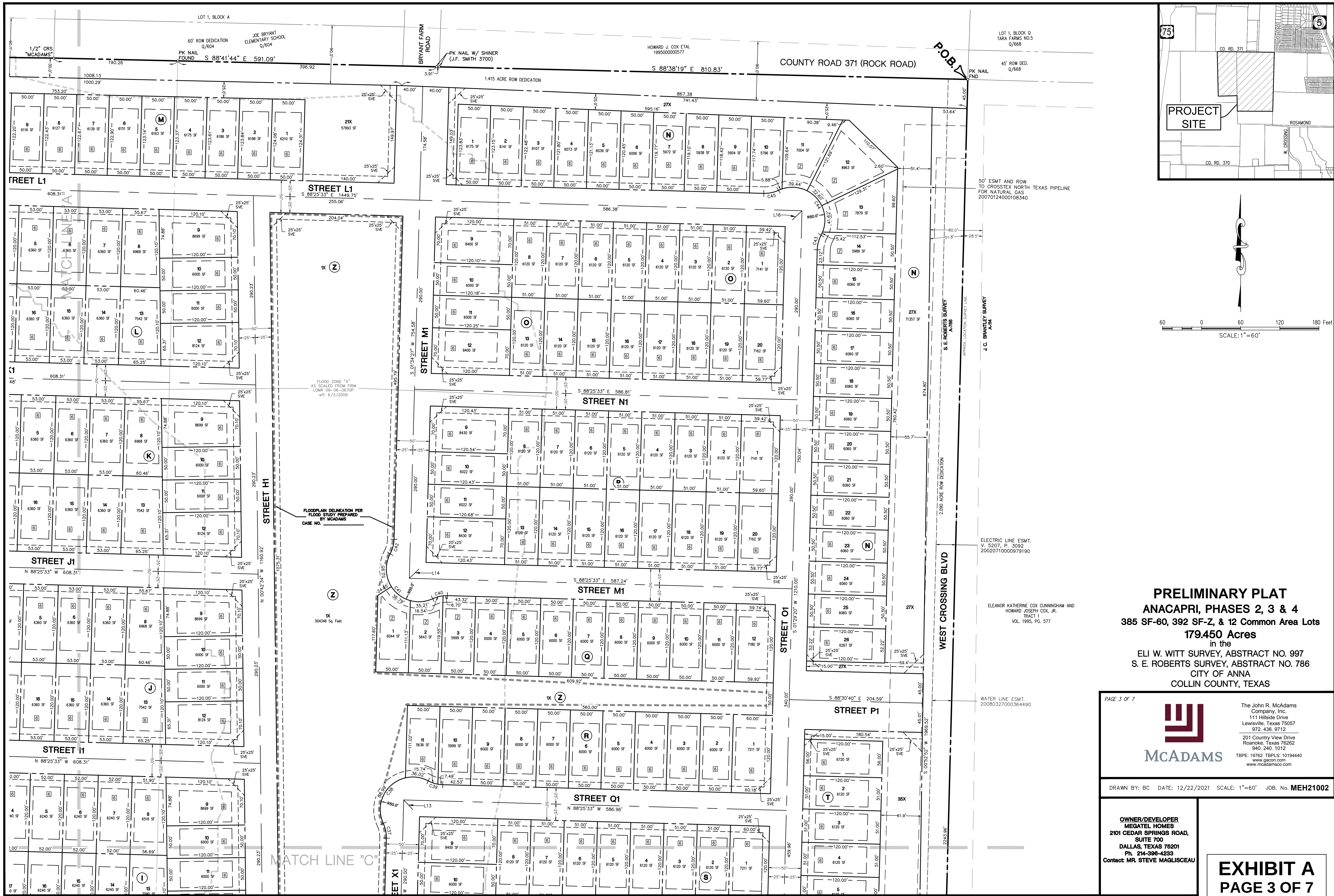
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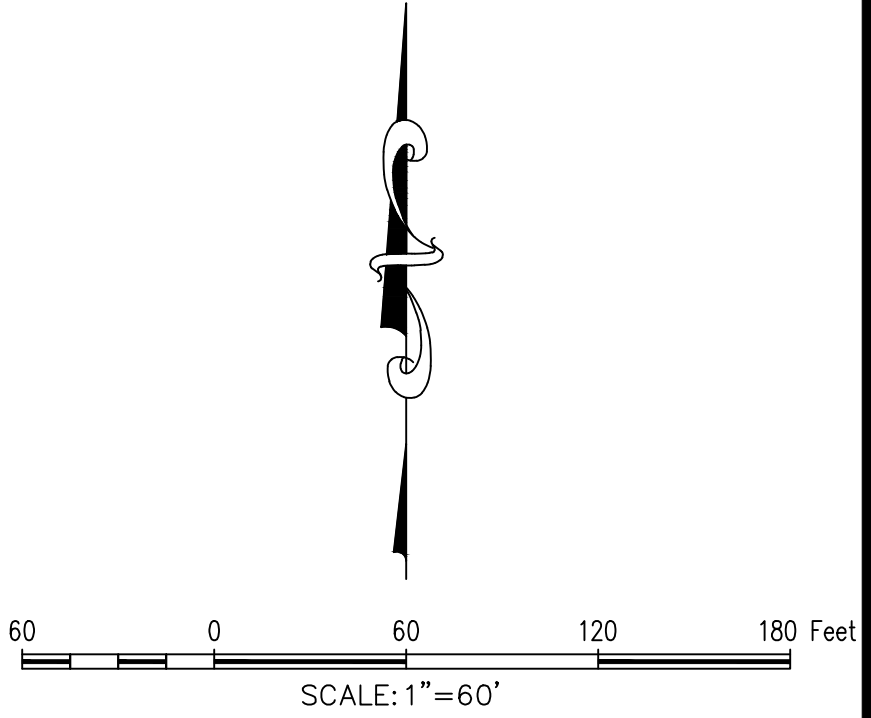
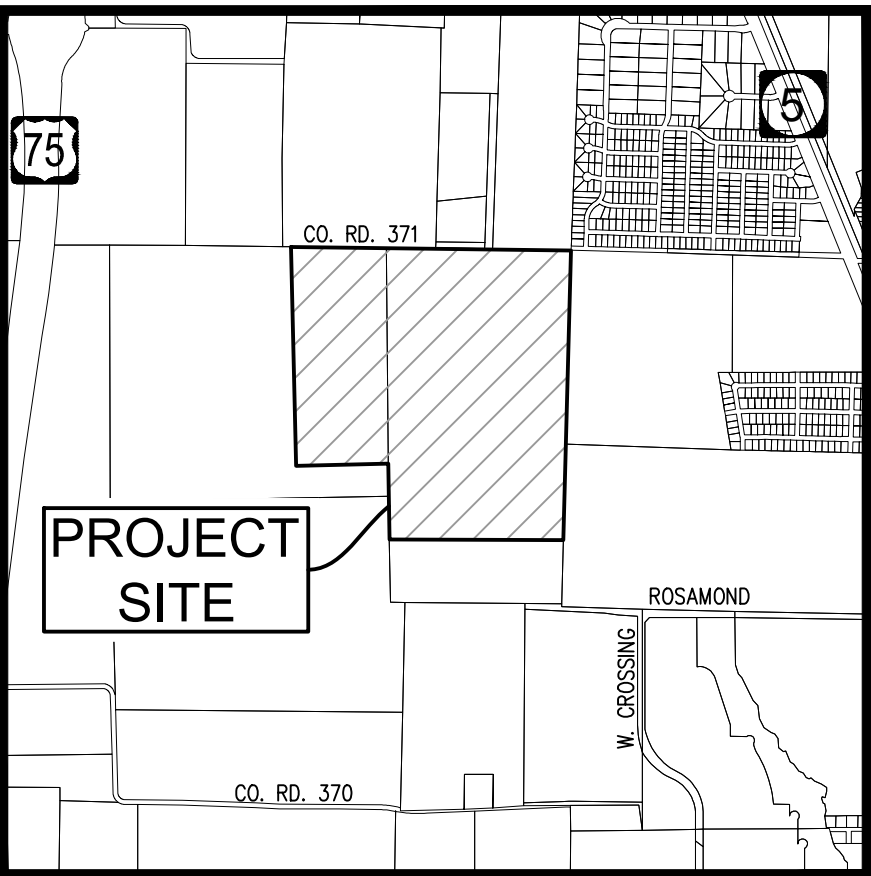
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McADAMS
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EXHIBIT A
PAGE 3 OF 7



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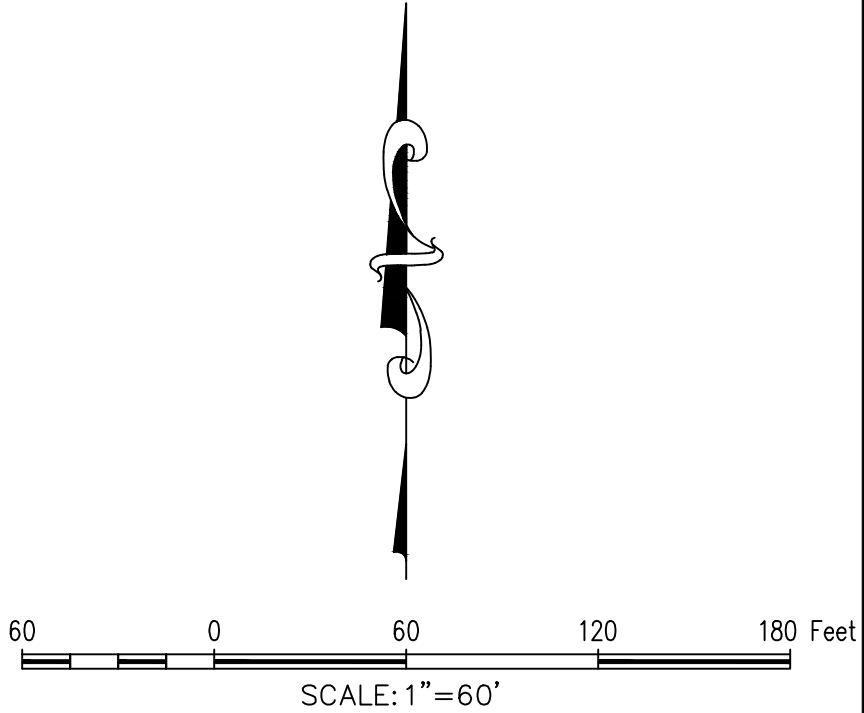
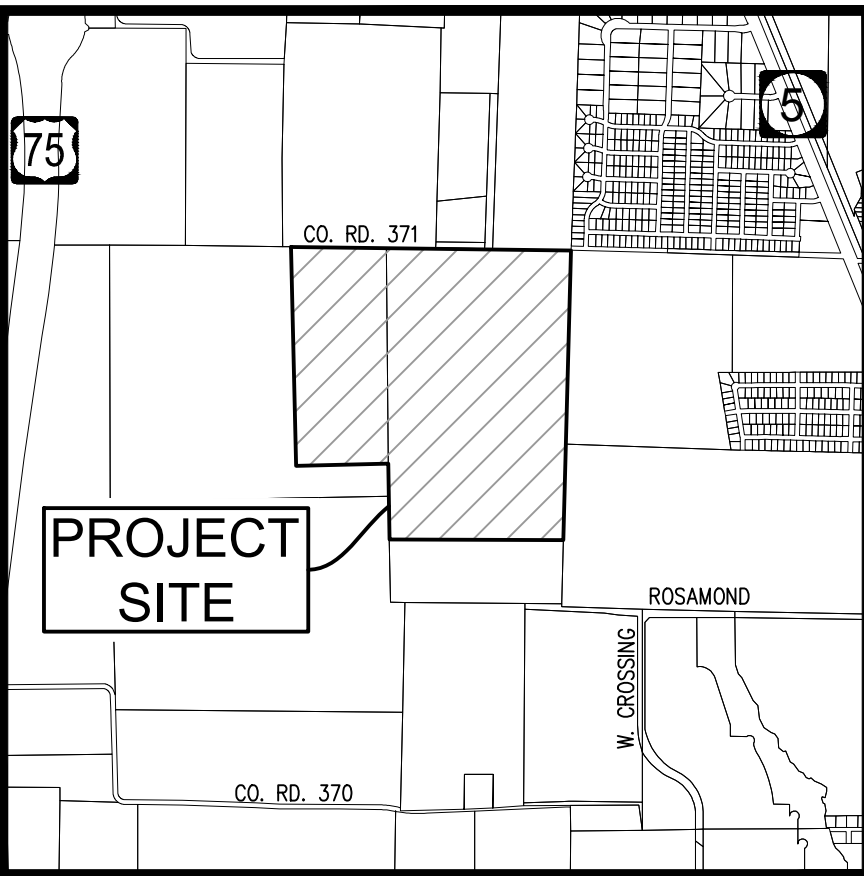
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PAGE 6 OF 7



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EXHIBIT A
PAGE 6 OF 7

EXHIBIT A
PAGE 7 OF 7

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD	
C43	50.00'	26°38'18"	23.25'	N 14°48'29" E, 23.04'	
C44	50.00'	14°31'29"	124.96'	N 43°28'06" W, 94.89'	
C45	50.00'	26°38'16"	23.25'	S 78°15'56" W, 23.04'	
C46	50.00'	26°21'14"	23.00'	N 75°14'56" W, 22.80'	
C47	50.00'	144°59'30"	126.53'	S 45°26'56" W, 95.87'	
C48	50.00'	26°21'14"	23.00'	S 13°53'12" E, 22.80'	
C49	50.00'	26°37'41"	23.24'	N 12°36'16" E, 23.03'	
C50	50.00'	14°31'52"3"	125.01'	N 45°42'34" W, 94.90'	
C51	50.00'	26°37'41"	23.24'	S 75°58'35" W, 23.03'	
C52	50.00'	26°37'41"	23.24'	N 14°01'25" W, 23.03'	
C53	50.00'	14°31'52"3"	125.01'	N 47°17'26" E, 94.90'	
C54	50.00'	26°37'41"	23.24'	S 77°23'44" E, 23.03'	
C55	50.00'	26°37'41"	23.24'	S 75°58'35" W, 23.03'	
C56	50.00'	14°31'52"3"	125.01'	N 45°42'34" W, 94.90'	
C57	50.00'	26°37'41"	23.24'	N 12°36'16" E, 23.03'	
C58	50.00'	26°37'41"	23.24'	S 75°58'35" W, 23.03'	
C59	50.00'	14°31'52"3"	125.01'	N 45°42'34" W, 94.90'	
C60	50.00'	26°37'41"	23.24'	N 12°36'16" E, 23.03'	
C61	50.00'	60°00'00"	52.36'	N 59°17'26" S, 56.00'	
C62	50.00'	240°00'01"	209.44'	S 30°42'34" E, 80.60'	



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Chambers Grove. Applicant: Stratford Group.

SUMMARY:

661 Single-family dwelling, detached lots, one multiple-family residence lot, and 15 common area lots on 270± acres located on the east side of future Hardin Road (CR 206), 800± feet north of W. County Road 281. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of 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 multiple-family residential development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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. Chambers Grove Locator Map
2. PZ - STAFF REPORT (PP) Chambers Grove
3. Exhibit A - Chambers Grove (PP)

Preliminary Plat - Chambers Grove

CHAMBERSVILLE RD

WILLIS LN

POLARIS RD

COUNTY ROAD 971

PRIV ROAD

COUNTY ROAD 286

THREE CREEKS LN

W COUNTY ROAD 281

E COTTAGE HILL PKWY

COUNTY ROAD 206

TRINITY FALLS PKWY

LITRELL

SHIRE LN

THE CITY OF
Anna



Subject Property



City Limits



ETJ

0 500 1,000 2,000 Feet

April 2022

CITY OF ANNA
Planning & Zoning Commission
May 2, 2022
Preliminary Plat: Chambers Grove
Applicant: Stratford Group

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Chambers Grove.

SUMMARY:

661 Single-family dwelling, detached lots, one multiple-family residential lot, attached lots, and 15 common area lots on 270± acres located on the east side of future Hardin Road (CR 206), 800± feet north of W. County Road 281. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of 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 multiple-family residential development.

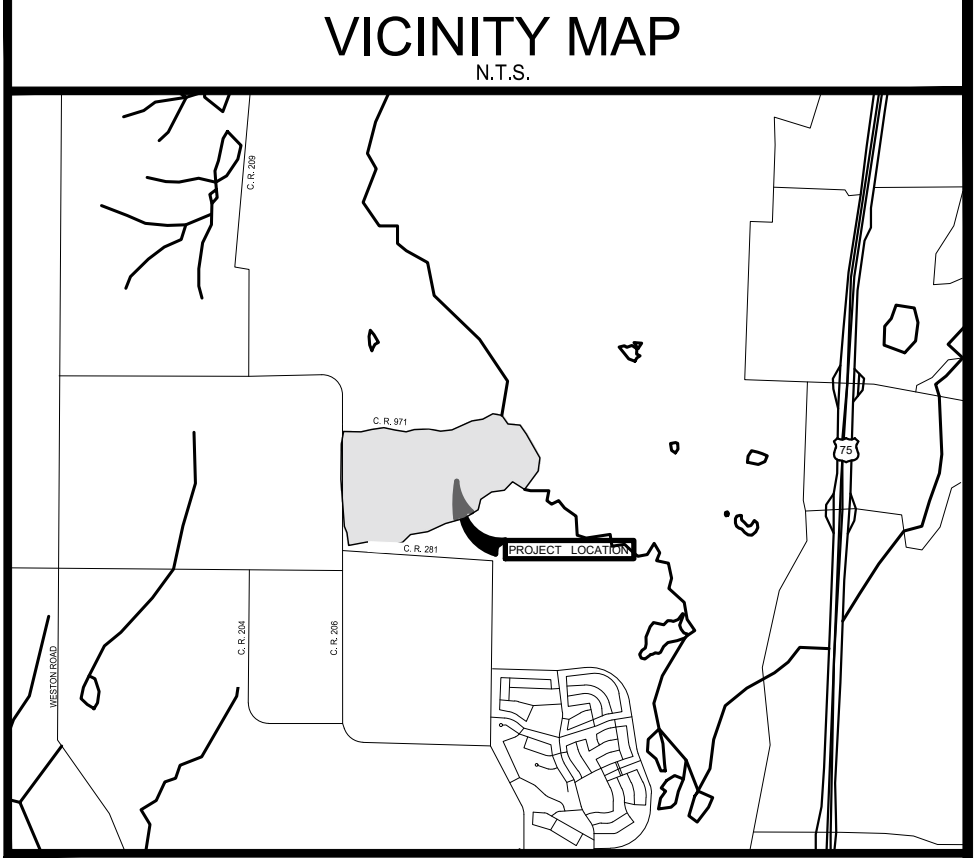
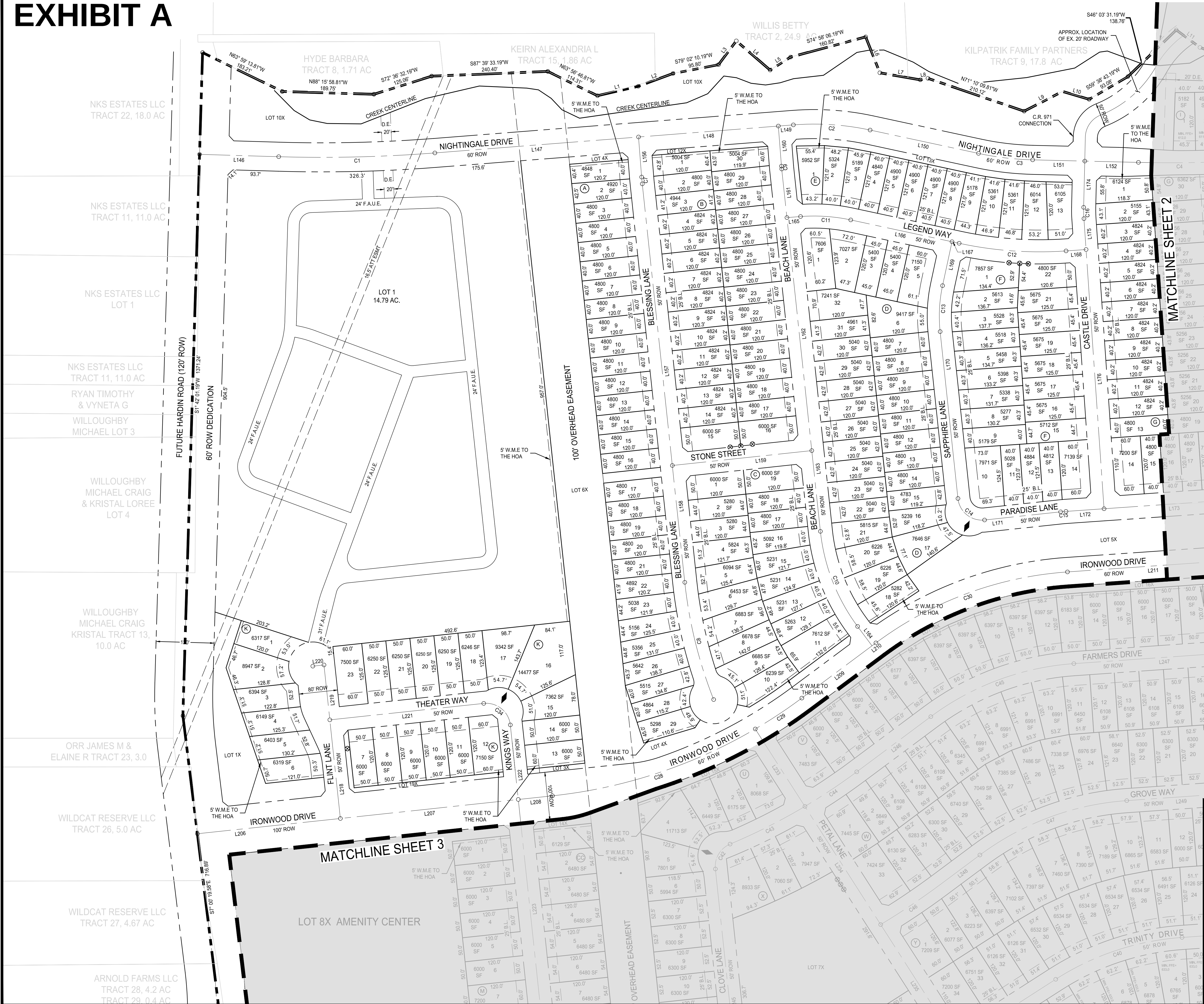
RECOMMENDATION:

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.

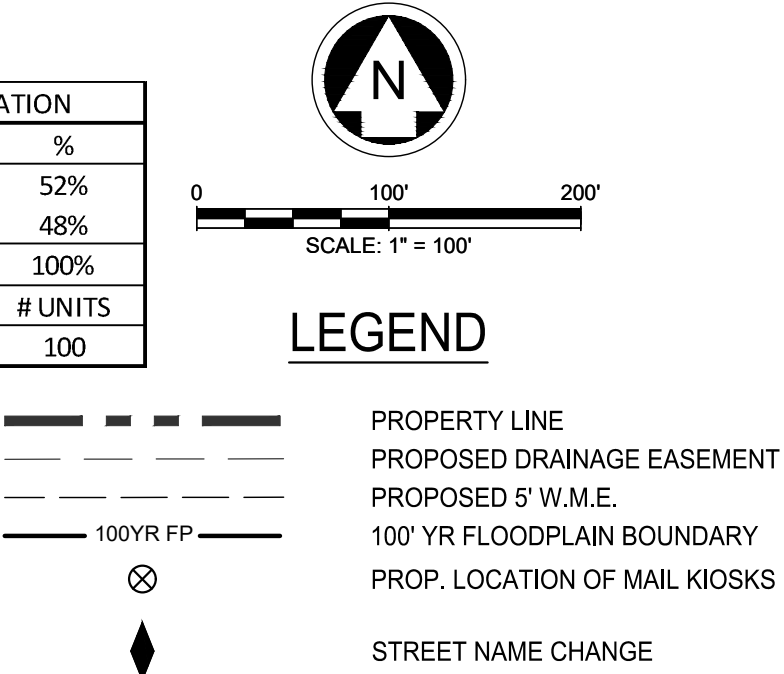
ATTACHMENTS:

Locator
Exhibit

EXHIBIT A

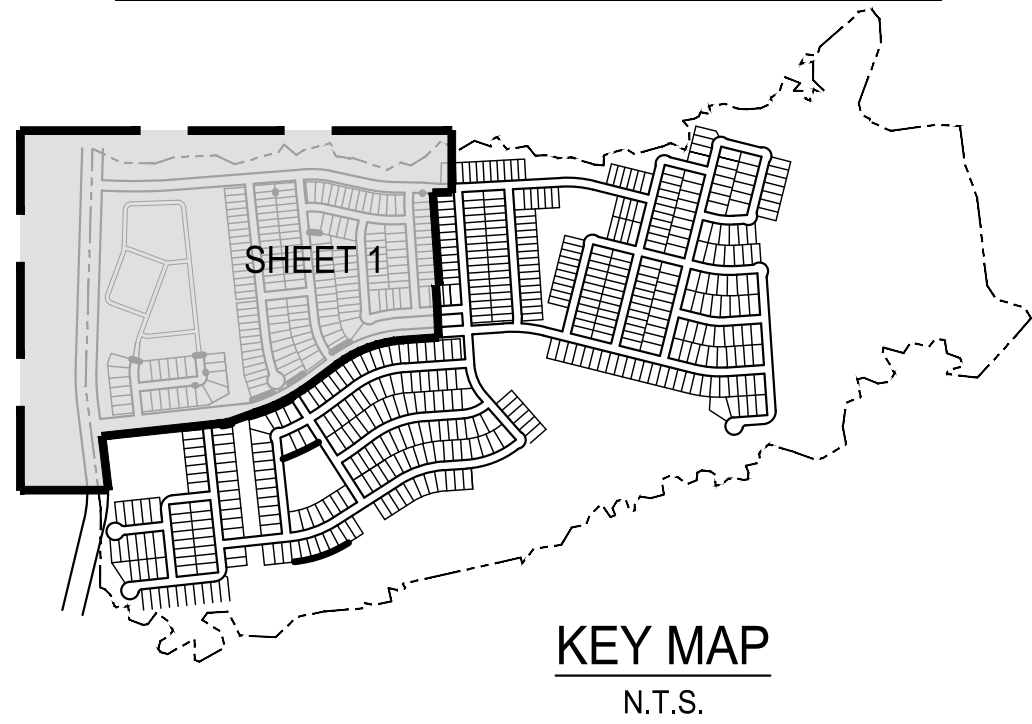


CHAMBERS GROVE LOT TABULATION		
	# LOTS	%
40'x120'	316	52%
50'x120'	345	48%
TOTAL	661	100%
	# BUILDINGS	# UNITS
MULTI-FAMILY	200	100



- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 2. ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25'x25'.
 3. ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
 4. THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 5. A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.

ABBREVIATION TABLE	
F.F.E.	FINISHED FLOOR ELEVATION
D.E.	DRAINAGE EASEMENT
F.A.U.E.	PROPOSED FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT TO THE HOA



A PRELIMINARY FLOOR PLAT FOR
CHAMBERS GROVE

267 ACRES CONTAINING LOTS 1-29, BLK A, LOTS 1-30, BLK B, LOTS 1-19, BLK C, LOTS 1-32, BLOCK D, LOTS 1-13, BLOCK E, LOTS 1-22, BLOCK F, LOTS 1-30, BLOCK G, LOTS 1-36, BLOCK H, LOTS 1-22, BLOCK I, LOTS 1-40, BLOCK J, LOTS 1-23, BLOCK K, LOTS 1-24, BLOCK L, LOTS 1-17, BLOCK M, LOTS 1-20, BLOCK N, LOTS 1-13, BLOCK O, LOTS 1-20, BLOCK P, LOTS 1-15, BLOCK Q, LOTS 1-22, BLOCK R, LOTS 1-19, BLOCK S, LOTS 1-30, BLOCK T, LOTS 1-15, BLOCK U, LOTS 1-19, BLOCK V, LOTS 1-33, BLOCK W, LOTS 1-10, BLOCK X, LOTS 1-34, BLOCK Y, LOTS 1-22, BLOCK Z, LOTS 106, BLOCK AA, LOTS 1-16, BLOCK BB, LOTS 1-12, BLOCK CC, LOTS 1-28, BLOCK DD, FOR A TOTAL OF 661 RESIDENTIAL LOTS, 1 MULTI-FAMILY RESIDENCE LOT AND 15X COMMON LOTS

ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: STRATFORD LAND
ADDRESS: 5949 SHERRY LANE #800
DALLAS, TEXAS 75225
PHONE: (214)-239-2356
FAX: NA
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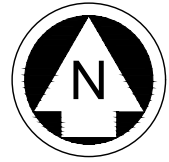
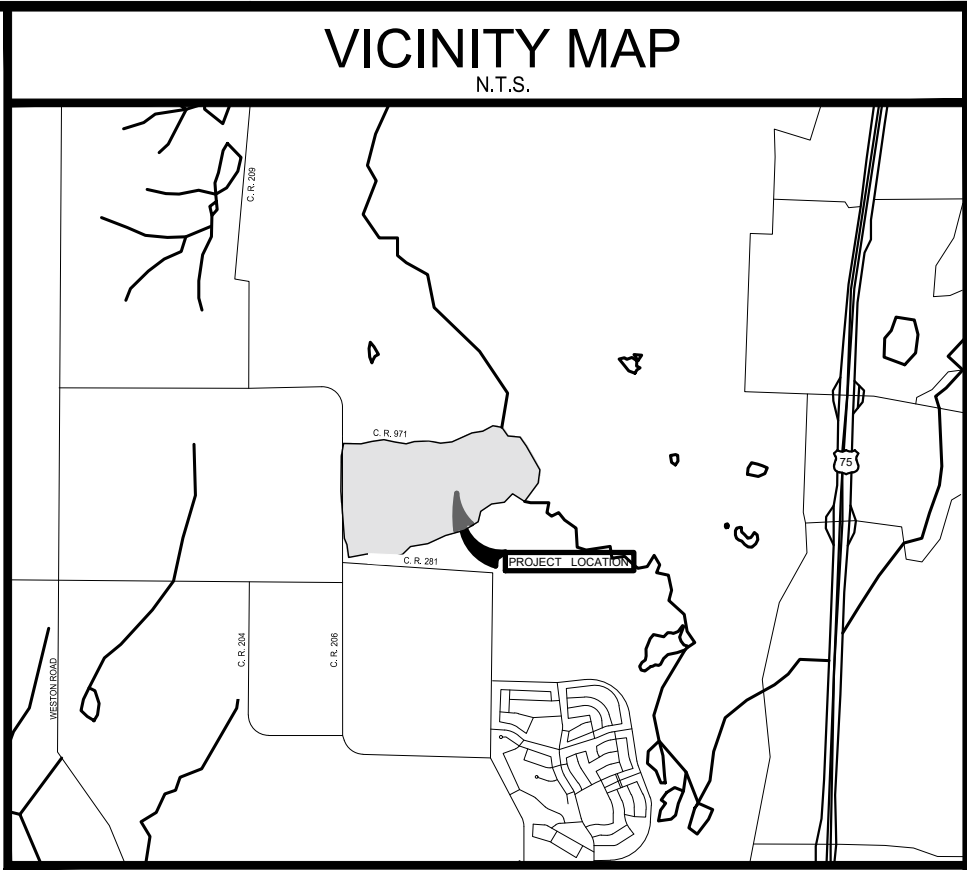
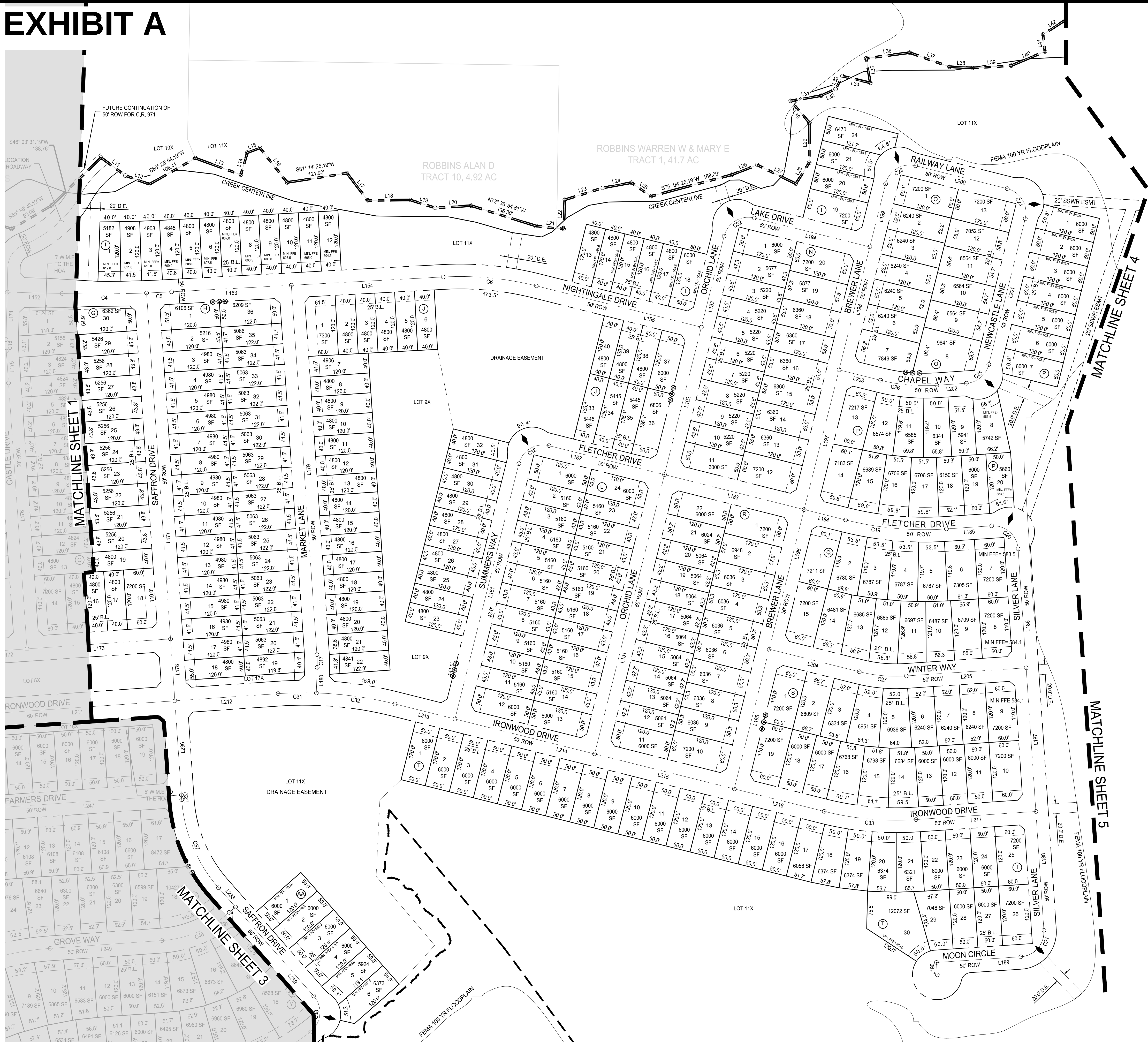
DATE: APRIL 2022
PELOTON PROJECT #: STR22001
CITY CASE #: XXXXXX

PLANNER / ENGINEER / SURVEYOR
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LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
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FRISCO OFFICE PHONE: (469) 213-1800

DESIGNED: DAK
DRAWN: MML
REVIEWER: GSB

1 OF 7

EXHIBIT A

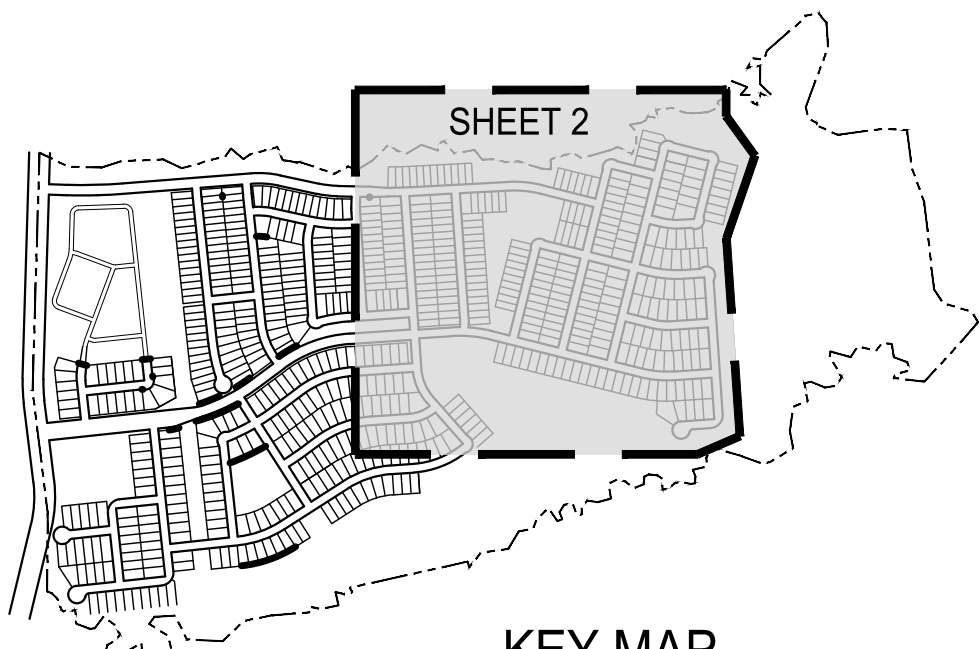


0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 5' W.M.E.
- 100' YR FLOODPLAIN BOUNDARY
- PROP. LOCATION OF MAIL KIOSKS
- STREET NAME CHANGE

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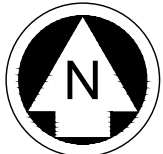
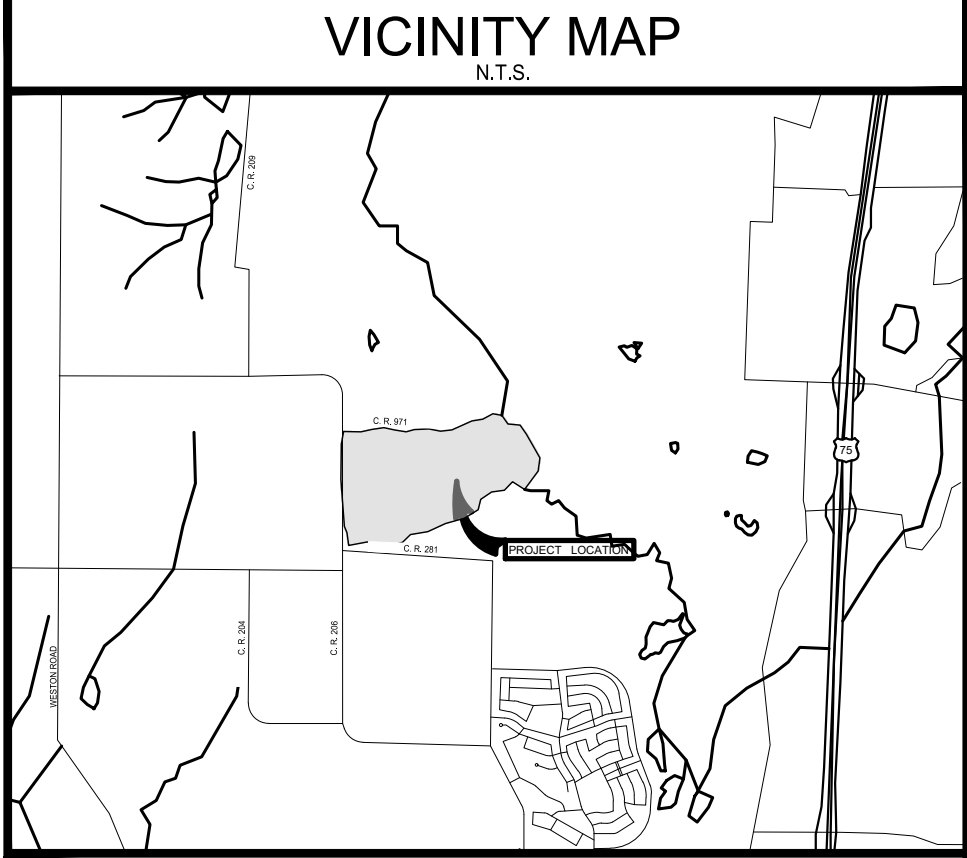
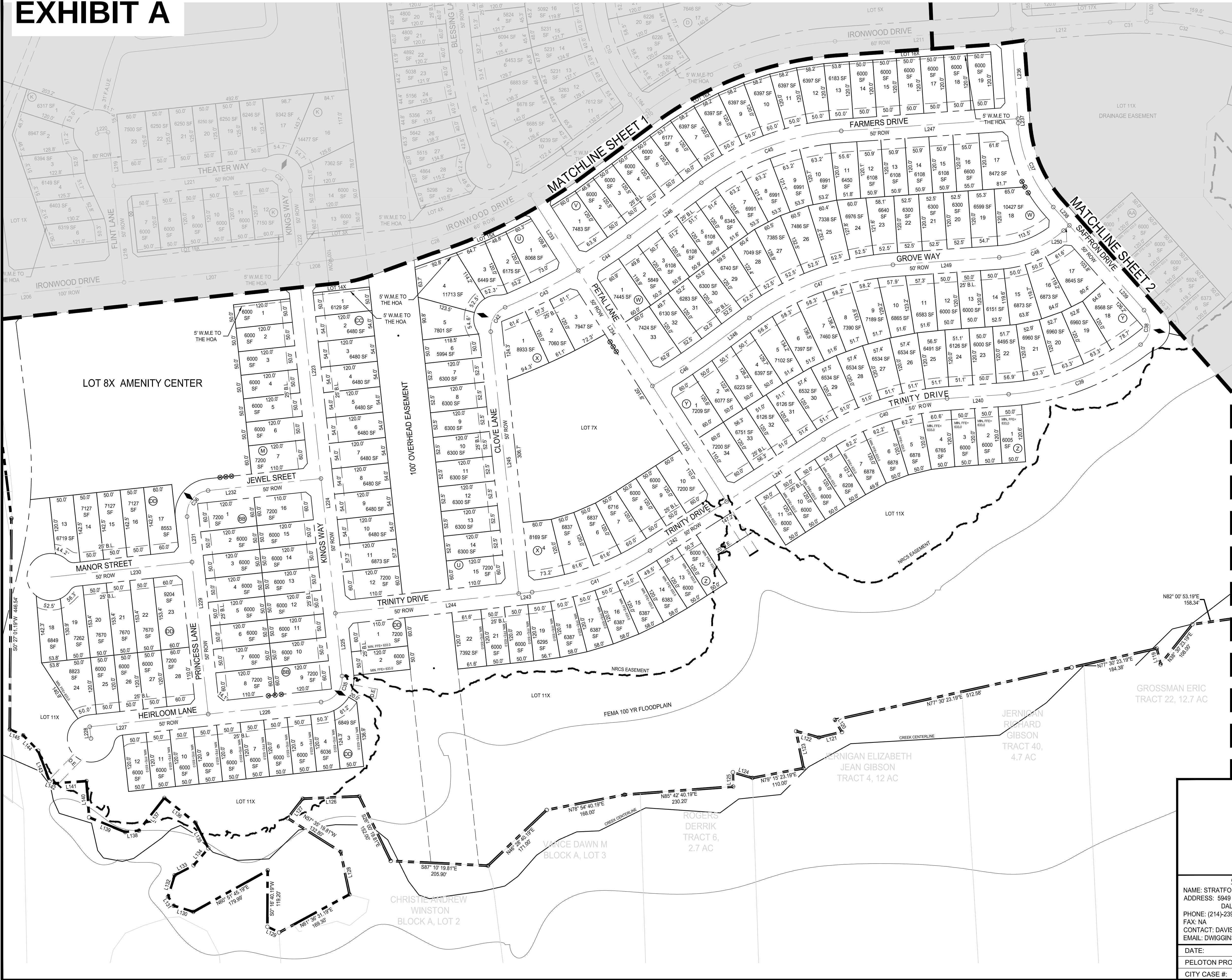
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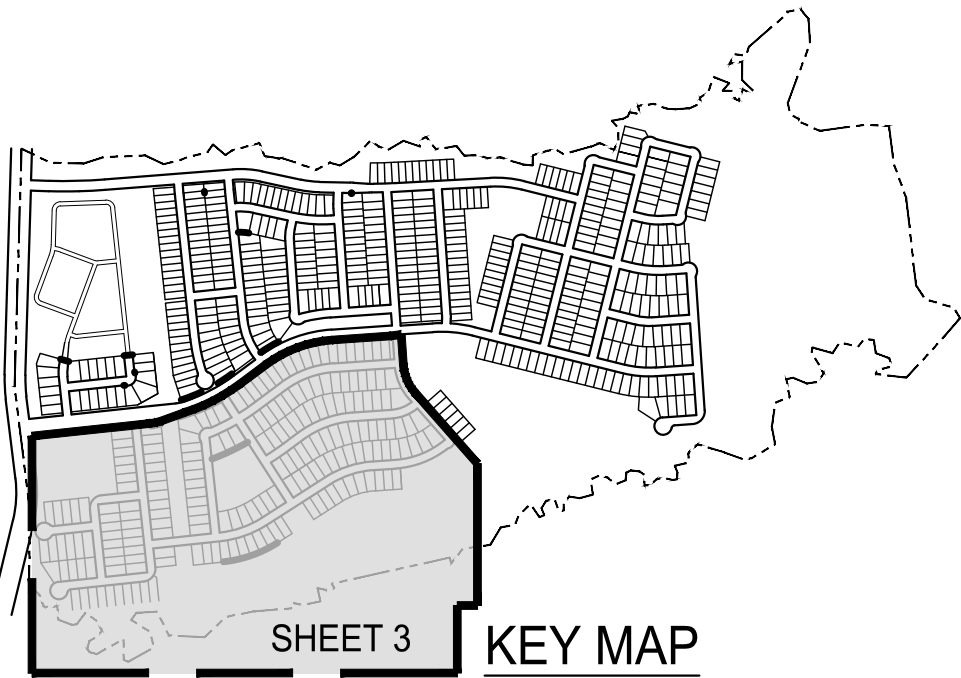


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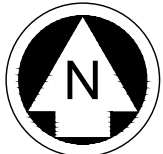
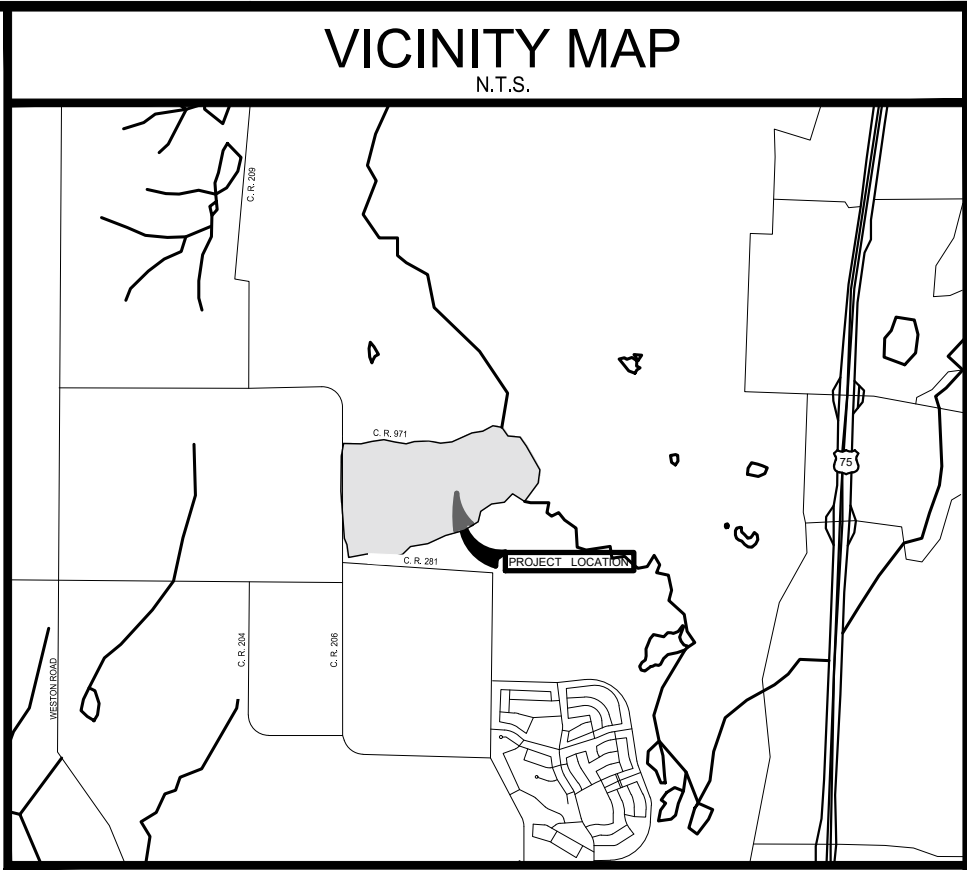
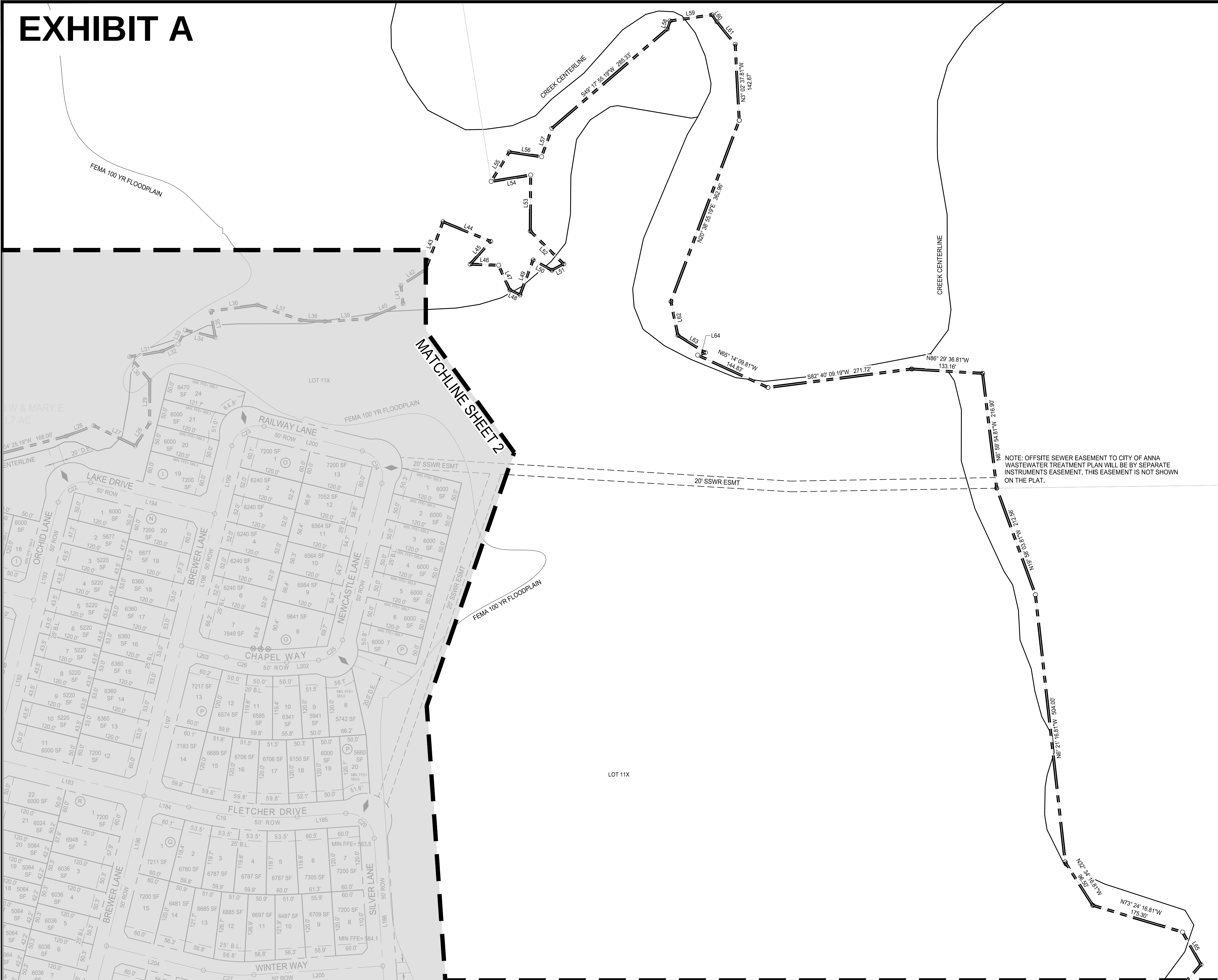
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SHEET
3 OF 7

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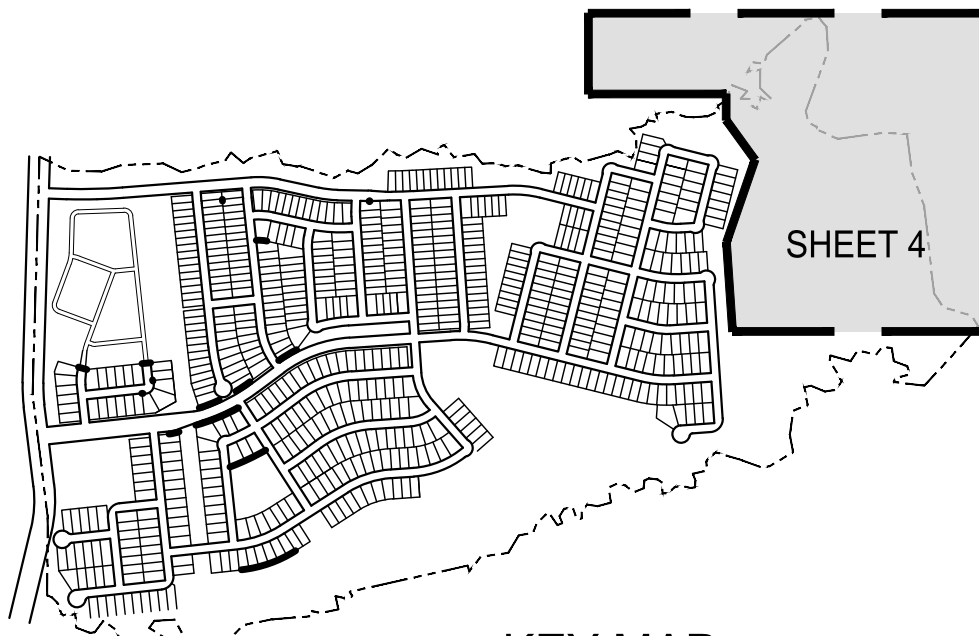
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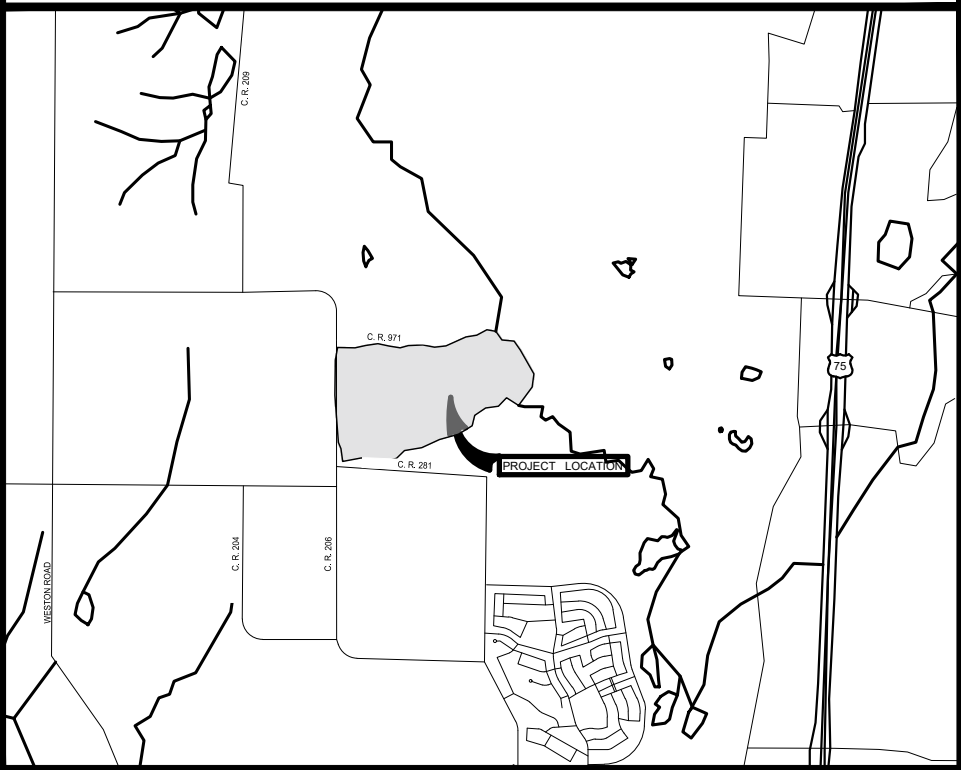
OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: STRATFORD LAND		PELOTON LAND SOLUTIONS 1111 1	

EXHIBIT A

MATCHLINE SHEET 2

MATCHLINE SHEET 4

VICINITY MAP
N.T.S.

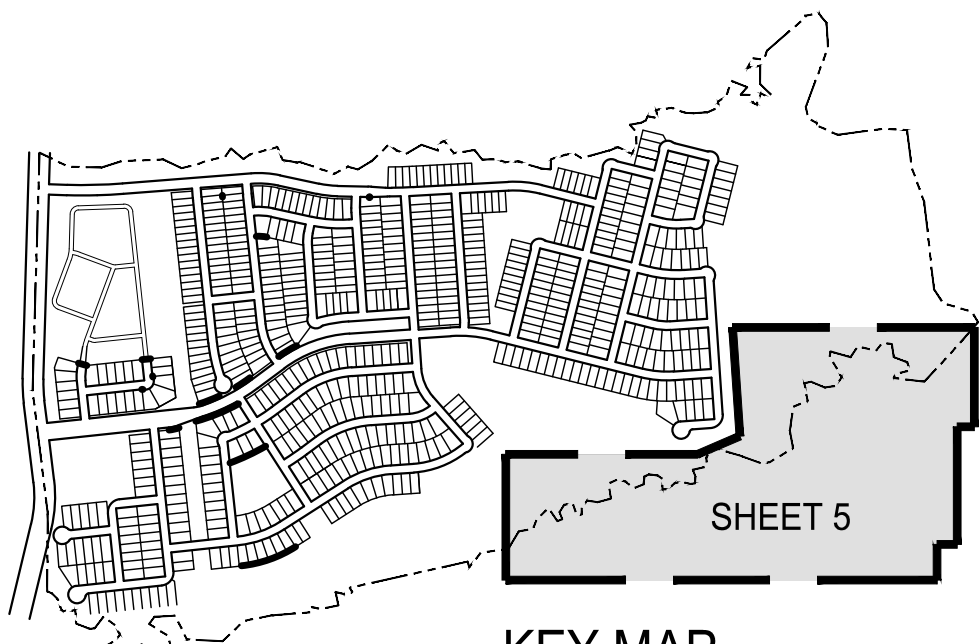


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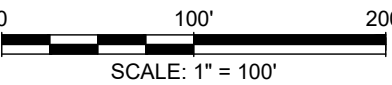
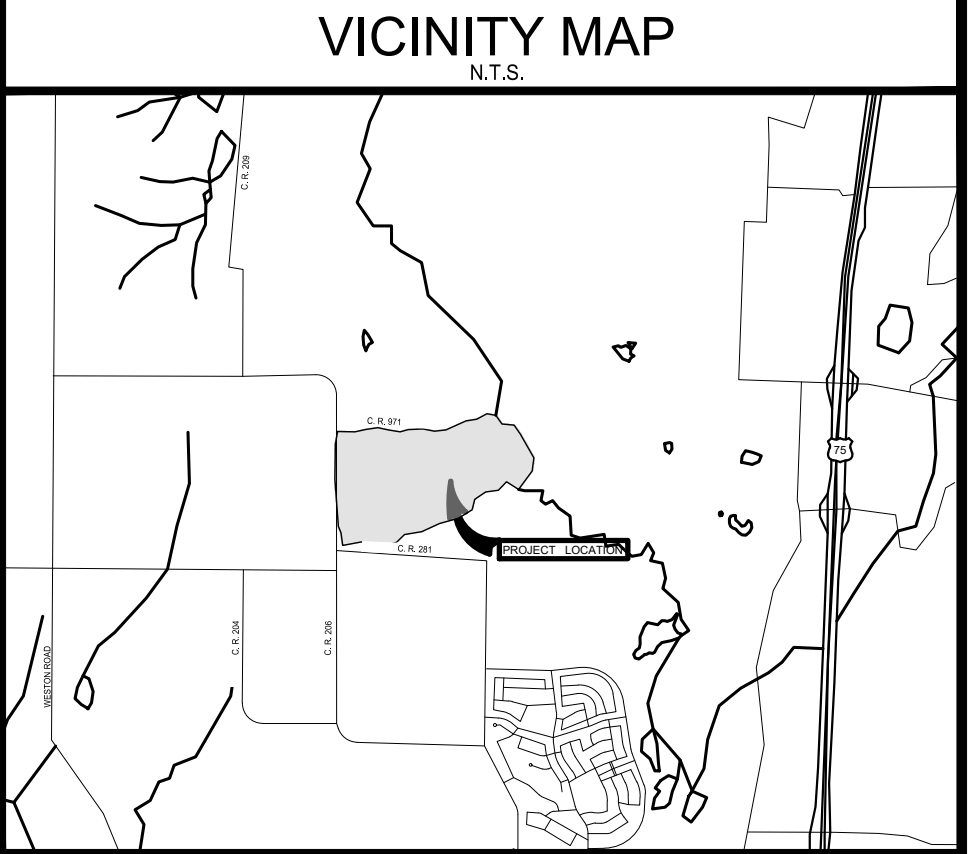
EXHIBIT A

BOUNDARY LINE TABLES

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L1	86.470	S77° 01' 17.19"W	L38	45.700	N86° 59' 34.81"W	L75	27.700	N11° 16' 46.19"E
L2	76.780	S69° 45' 19.19"W	L39	78.600	S86° 33' 25.19"W	L76	63.800	N38° 14' 46.19"E
L3	61.280	S36° 49' 11.19"W	L40	73.800	S67° 15' 25.19"W	L77	59.800	N82° 26' 46.19"E
L4	92.280	N49° 12' 48.81"W	L41	34.400	S6° 55' 34.81"E	L78	83.900	S66° 47' 13.81"E
L5	50.130	S57° 36' 44.19"W	L42	55.400	S57° 09' 25.19"W	L79	40.300	N78° 51' 46.19"E
L6	79.790	N21° 33' 12.81"W	L43	95.000	S19° 56' 25.19"W	L80	105.300	N10° 03' 13.81"W
L7	84.850	N80° 06' 57.81"W	L44	96.600	N67° 41' 34.81"W	L81	87.600	N68° 55' 46.19"E
L8	16.180	S79° 04' 29.20"W	L45	57.500	N41° 49' 25.19"E	L82	50.600	N82° 48' 46.19"E
L9	89.280	S62° 47' 27.19"W	L46	53.300	N87° 52' 34.81"W	L83	27.900	N51° 28' 46.19"E
L10	57.300	N73° 29' 09.81"W	L47	51.000	N24° 26' 34.81"W	L84	13.260	N62° 11' 10.19"E
L11	60.880	N53° 35' 51.81"W	L48	21.100	N64° 20' 34.80"W	L85	34.830	N36° 23' 51.19"E
L12	51.440	N70° 11' 25.81"W	L49	69.800	S20° 32' 25.19"W	L86	54.600	N0° 56' 36.81"W
L13	97.450	N69° 59' 01.81"W	L50	40.200	N61° 22' 34.81"W	L87	80.780	N77° 44' 28.19"E
L14	46.500	S16° 30' 25.19"W	L51	25.000	S62° 04' 25.19"W	L88	44.280	N19° 48' 53.81"W
L15	27.000	S69° 43' 25.19"W	L52	87.800	S45° 25' 34.81"E	L89	37.810	N5° 02' 36.19"E
L16	88.500	N38° 17' 36.81"W	L53	105.200	S0° 17' 25.19"W	L90	25.490	N82° 58' 45.19"E
L17	68.800	N37° 24' 34.81"W	L54	74.900	N80° 48' 25.19"E	L91	49.160	S75° 55' 08.81"E
L18	85.800	S89° 32' 25.19"W	L55	64.900	S31° 42' 25.19"W	L92	44.890	N80° 07' 13.19"E
L19	52.300	N72° 25' 34.81"W	L56	61.000	N81° 37' 34.81"W	L93	53.210	N48° 28' 05.19"E
L20	73.200	S86° 38' 25.19"W	L57	56.620	S19° 59' 49.19"W	L94	30.000	S89° 38' 00.81"E
L21	56.300	N83° 29' 34.81"W	L58	16.110	S18° 55' 00.19"W	L95	60.080	S0° 13' 50.81"E
L22	59.100	S2° 23' 25.19"W	L59	79.610	S81° 42' 37.19"W	L96	33.070	S53° 47' 34.81"E
L23	80.300	S72° 38' 25.19"W	L60	15.860	N34° 14' 18.81"W	L97	49.240	S81° 53' 01.81"E
L24	58.500	S79° 37' 25.19"W	L61	54.450	N39° 04' 36.81"W	L98	30.570	N66° 32' 03.19"E
L25	48.300	N55° 29' 34.81"W	L62	64.670	N11° 35' 58.81"W	L99	46.820	N7° 28' 26.19"E
L26	55.000	S68° 57' 25.19"W	L63	60.690	N57° 50' 21.81"W	L100	61.730	N69° 54' 19.19"E
L27	86.600	N64° 01' 34.81"W	L64	15.010	N71° 30' 45.19"E	L101	58.660	S50° 29' 11.81"E
L28	50.100	S32° 17' 25.19"W	L65	70.000	N29° 34' 06.81"W	L102	43.430	S70° 20' 08.81"E
L29	80.600	S0° 17' 25.19"W	L66	28.000	S27° 27' 46.19"W	L103	60.000	N66° 45' 56.19"E
L30	58.000	S40° 26' 34.81"E	L67	79.300	S77° 09' 46.19"W	L104	90.000	N6° 49' 36.81"W
L31	62.300	S80° 24' 25.19"W	L68	48.100	S12° 56' 13.81"E	L105	80.000	N76° 05' 23.19"E
L32	31.800	S65° 36' 25.19"W	L69	85.500	S68° 13' 13.81"E	L106	60.000	S81° 49' 36.81"E
L33	29.600	S27° 18' 25.19"W	L70	75.100	S8° 14' 13.81"E	L107	50.000	N36° 15' 23.19"E
L34	58.000	N76° 27' 34.81"W	L71	53.100	S81° 14' 13.81"E	L108	40.000	N2° 00' 23.19"E
L35	49.900	S9° 13' 34.81"E	L72	61.700	N40° 38' 46.19"E	L109	30.000	S88° 14' 36.81"E
L36	88.000	S82° 26' 25.19"W	L73	106.200	S75° 55' 13.81"E	L110	65.000	S17° 59' 36.81"E
L37	85.500	N70° 31' 34.81"W	L74	76.300	N34° 35' 46.19"E	L111	50.000	N82° 45' 23.19"E

STREET CENTERLINE LINE TABLES

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L146	163.737	S88° 17' 58.81"E	L181	530.000	N14° 02' 45.04"E	L216	186.899	S75° 57' 14.96"E
L147	422.406	N85° 31' 46.82"E	L182	240.000	S75° 57' 14.96"E	L217	242.130	N86° 08' 03.27"E
L148	290.000	N85° 31' 46.82"E	L183	290.000	S75° 57' 14.96"E	L218	205.000	N6° 05' 40.03"W
L149	31.175	N85° 31' 46.82"E	L184	86.187	S75° 57' 14.96"E	L219	114.121	N6° 05' 40.03"W
L150	229.242	S77° 50' 35.72"E	L185	91.418	N86° 08' 03.27"E	L220	23.223	S83° 54' 19.97"W
L151	107.884	S88° 37' 24.70"E	L186	240.000	S3° 51' 56.73"E	L221	320.000	N83° 54' 19.97"E
L152	110.980	S88° 37' 24.70"E	L187	290.000	S3° 51' 56.73"E	L222	155.000	S6° 05' 40.03"E
L153	241.525	N86° 52' 00.36"E	L188	240.000	S3° 51' 56.73"E	L223	456.920	S6° 05' 40.03"E
L154	306.481	N86° 52' 00.36"E	L189	170.375	S86° 08' 03.27"W	L224	286.357	S6° 05' 40.03"E
L155	343.102	S75° 57' 14.96"E	L190	25.000	S3° 51' 56.73"E	L225	133.643	S6° 05' 40.03"E
L156	83.040	S4° 28' 13.18"E	L191	580.000	N14° 02' 45.04"E	L226	240.000	S83° 54' 19.97"W
L157	585.295	S6° 05' 40.03"E	L192	306.126	N14° 02' 45.04"E	L227	251.951	S83° 54' 19.97"W
L158	242.890	S6° 05' 40.03"E	L193	189.181	N14° 02' 45.04"E	L228	25.000	S6° 05' 40.03"E
L159	290.000	N83° 54' 19.97"E	L194	240.000	S75° 57' 14.96"E	L229	323.396	N6° 05' 40.03"W
L160	83.040	S4° 28' 13.18"E	L195	290.000	N14° 02' 45.04"E	L230	300.477	S83° 54' 19.97"W
L161	101.049	S6° 05' 40.03"E	L196	290.000	N14° 02' 45.04"E	L231	96.604	N6° 05' 40.03"W
L162	484.247	S6° 05' 40.03"E	L197	290.000	N14° 02' 45.04"E	L232	240.000	N83° 54' 19.97"E
L163	167.896	S6° 05' 40.03"E	L198	255.307	N14° 02' 45.04"E	L233	190.130	S32° 40' 25.36"E
L164	49.916	S36° 40' 47.57"E	L199	131.094	N14° 02' 45.04"E	L234	290.136	S32° 40' 25.36"E
L165	28.227	N85° 31' 46.82"E	L200	190.000	S75° 57' 14.96"E	L235	290.580	S32° 40' 25.36"E
L166	214.170	S77° 50' 35.72"E	L201	302.732	S14° 02' 45.04"W	L236	190.000	S3° 58' 09.00"E
L167	15.072	S77° 50' 35.72"E	L202	59.835	S86° 08' 03.27"W	L237	9.513	S3° 58' 09.00"E
L168	41.521	N86° 01' 51.00"E	L203	86.187	N75° 57' 14.96"W	L238	51.705	S41° 20' 47.01"E
L169	92.795	S12° 09' 24.28"W	L204	186.899	S75° 57' 14.96"E	L239	238.809	S41° 20' 47.01"E
L170	346.890	S6° 05' 40.03"E	L205	242.130	N86° 08' 03.27"E	L240	130.647	S86° 01' 51.00"W
L171	158.158	N83° 54' 19.97"E	L206	297.285	N83° 54' 19.97"E	L241	243.658	S57° 19' 34.64"W
L172	78.934	N86° 01' 51.01"E	L207	370.000	N83° 54' 19.97"E	L242	192.216	S57° 19' 34.64"W
L173	290.000	N86° 01' 51.00"E	L208	70.991	N83° 54' 19.97"E	L243	28.473	S83° 54' 19.97"W
L174	95.621	S1° 22' 35.30"W	L209	180.974	N53° 19' 12.43"E	L244	390.000	S83° 54' 19.97"W
L175	64.062	S3° 58' 09.00"E	L210	9.998	N53° 19' 12.43"E	L245	557.181	N6° 05' 40.03"W
L176	537.015	S3° 58' 09.00"E	L211	374.499	N86° 01' 51.00"E	L246	190.972	N53° 19' 12.43"E
L177	698.547	S3° 58' 09.00"E	L212	208.501	N86° 01' 51.00"E	L247	374.499	N86° 01' 51.00"E
L178	125.000	S3° 58' 09.00"E	L213	124.658	S75° 57' 14.96"E	L248	101.464	N53° 19' 12.43"E
L179	745.937	S3° 58' 09.00"E	L214	290.000	S75° 57' 14.96"E	L249	225.200	N86° 01' 51.00"E
L180	51.616	S1° 52' 46.73"W	L215	290.000	S75° 57' 14.96"E	L250	16.558	N48° 39' 12.99"E



LEGEND

- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 5' W.M.E.
- 100' YR FLOODPLAIN BOUNDARY
- PROP. LOCATION OF MAIL KIOSKS
- STREET NAME CHANGE

- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - ALL CORNER CLIPS TO BE 10"x10", EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 25"x25".
 - ALL CURB RADII AT INTERSECTIONS TO BE 25', EXCEPT ALONG HARDIN ROAD WHERE THEY WILL BE 50'.
 - THIS PROPERTY FALLS IN ZONE X AND ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0145J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0155J MAP REVISION JUNE 2, 2009 PANEL NO. 48085C0165J MAP REVISION JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCE MANAGEMENT AGENCY.
 - A 5' WALL MAINTENANCE EASEMENT TO THE HOA HAS BEEN PROVIDED WITHIN THE SINGLE-FAMILY LOTS ALONG IRONWOOD DRIVE, NIGHTINGALE DRIVE, AND FUTURE HARDIN ROAD.

STREET CENTERLINE CURVE TABLES

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N88° 36' 54.00"E	322.94	323.095	3000.00	323.09
C2	S86° 09' 24.45"E	159.05	159.608	550.00	159.61
C3	S83° 14' 00.21"E	112.72	112.891	600.00	112.89
C4	N89° 38' 18.47"E	169.84	169.870	2800.00	169.87
C5	N87° 23' 01.00"E	50.51	50.516	2800.00	50.52
C6	S84° 32' 37.30"E	188.19	188.894	630.00	188.89
C7	S5° 16' 56.61"E	14.17	14.173	500.00	14.17
C8	S13° 50' 38.46"E	249.46	250.222	925.00	250.22
C9	S5° 16' 56.61"E	5.95	5.953	210.00	5.95
C10	S21° 23' 13.80"E	211.00	213.527	400.00	213.53
C11	S86° 09' 24.45"E	104.10	104.471	360.00	104.47
C12	S85° 54' 22.36"E	221.61	222.346	790.00	222.35
C13	S3° 01' 52.12"W	95.16	95.563	300.00	95.56
C14	S51° 05' 40.03"E	70.71	78.540	50.00	78.54
C15	N84° 58' 05.49"E	11.13	11.128	300.00	11.13
C16	S1° 17' 46.85"E	23.32	23.325	250.00	23.32

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C17	S1° 02' 41.13"E	25.51	25.520	250.00	25.52
C18	N59° 02' 45.04"E	70.71	78.540	50.00	78.54
C19	S84° 54' 35.84"E	203.93	204.764	655.00	204.76
C20	S48° 51' 56.73"E	70.71	78.540	50.00	78.54
C21	S41° 08' 03.27"W	70.71	78.540	50.00	78.54
C22	N59° 02' 45.04"E	70.71	78.540	50.00	78.54
C23	N59° 02' 45.04"E	70.71	78.540	50.00	78.54
C24	S30° 57' 14.96"E	70.71	78.540	50.00	78.54
C25	S50° 05' 24.16"W	58.84	62.909	50.00	62.91
C26	N84° 54' 35.84"W	113.64	114.105	365.00	114.10
C27	S84° 54' 35.84"E	95.25	95.642	305.94	95.64
C28	N71° 45' 55.97"E	441.63	444.954	1050.00	444.95
C29	N56° 28' 22.20"E	115.49	115.553	1050.00	115.55
C30	N69° 40' 31.72"E	422.39	428.182	750.00	428.18
C31	N88° 57' 18.87"E	77.04	77.071	755.00	77.07
C32	S82° 02' 14.12"E	160.02	160.317	755.00	160.32

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C33	S84° 54' 35.84"E	185.54	186.300	595.94	186.30
C34	S51° 05' 40.03"E	70.71	78.540	50.00	78.54
C35	S38° 54' 19.97"W	70.71	78.540	50.00	78.54
C36	N38° 54' 19.97"E	70.71	78.540	50.00	78.54
C37	S22° 39' 28.00"E	192.25	195.707	300.00	195.71
C38	S5° 41' 37.31"W	73.18	82.100	50.00	82.10
C39	S69° 22' 56.31"W	297.96	302.194	520.00	302.19
C40	S71° 40' 42.82"W	275.15	278.049	555.00	278.05
C41	S70° 36' 57.30"W	264.35	266.740	575.00	266.74
C42	N30° 35' 40.65"E	59.75	64.035	50.00	64.03
C43	N63° 16' 42.24"E	173.23	173.366	1240.00	173.37
C44	N56° 17' 47.79"E	128.78	128.835	1240.00	128.83
C45	N69° 40' 31.72"E	315.39	319.709	560.00	319.71
C46	N56° 06' 43.39"E	149.05	149.109	1530.00	149.11
C47	N69° 40' 31.72"E	323.83	328.273	575.00	328.27
C48	N67° 20' 32.00"E	147.40	150.042	230.00	150.04

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Last Saved: 4/27/2022 10:30 AM
Plot Date/Time: 4/27/2022 10:31 AM

Drawing: J:\Job\STR22001_Chambres Grove\3_Design\32_Entitlements\322_Preliminary\Plot\STR22001-C-PLAT.dwg
Last Saved by: Mmartinez
Last Saved: 4/27/2022 10:30 AM
Plot Date/Time: 4/27/2022 10:31 AM

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

CHAMBERS GROVE - PRELIMINARY PLAT



Item No. 12.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Crystal Park, Phase 1. Applicant: Bloomfield Homes, LP.

SUMMARY:

172 Single-family dwelling, detached lots and seven common area lots on 54.3± acres located on the west side of S. Standridge Boulevard (CR 286), 1,030± feet south of W. White Street. Zoned: Planned Development-SF-60 Single-Family Residence District/SF-72 Single-Family Residence District (PD-SF-60/SF-72) (Ord. No. 969-2022).

The purpose of 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.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

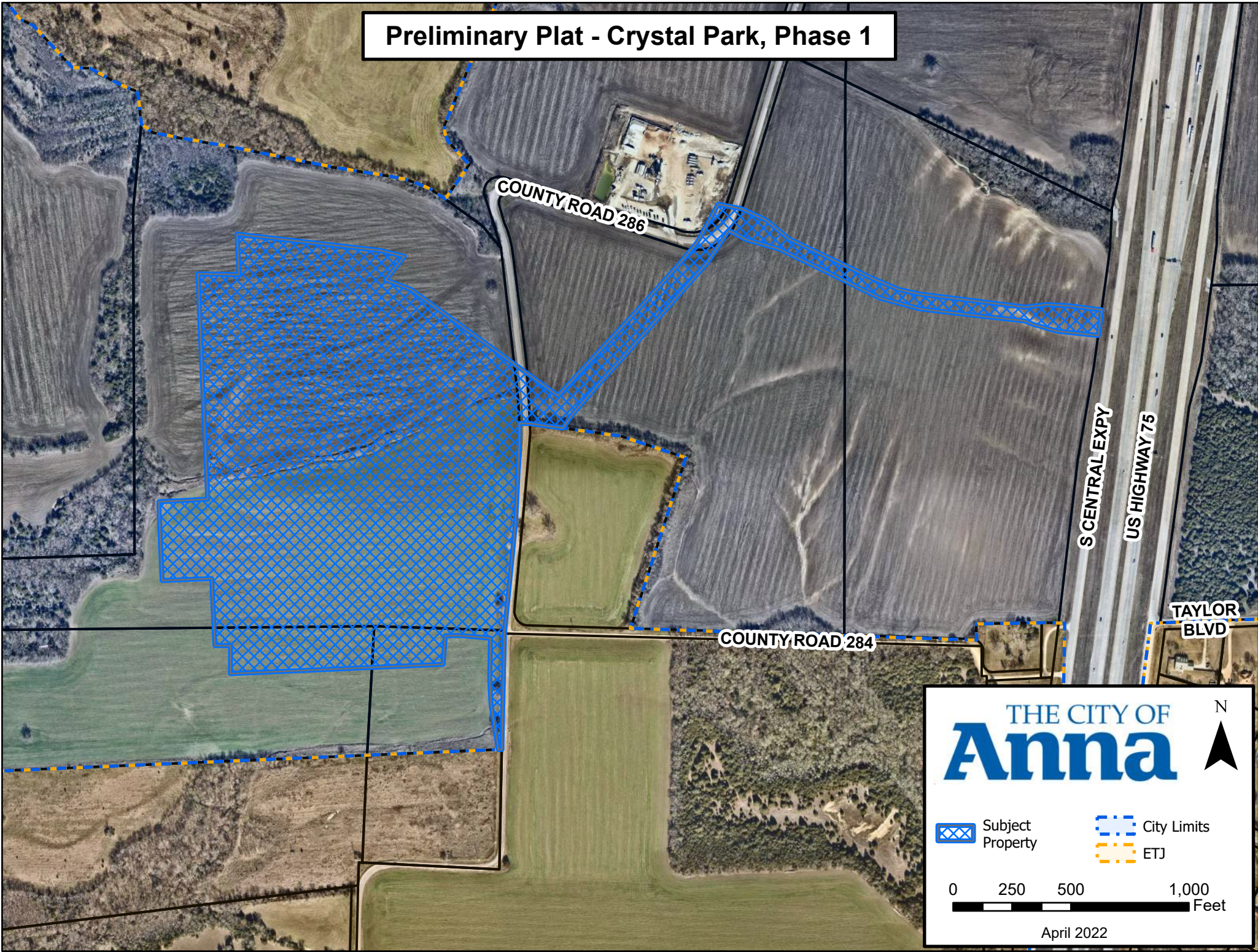
STAFF RECOMMENDATIONS:

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. Crystal Park Phase 1 Locator Map
2. PZ - STAFF REPORT (PP) Crystal Park, Phase 1
3. Exhibit A - Crystal Park Phase 1 (PP)

Preliminary Plat - Crystal Park, Phase 1



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

April 2022

CITY OF ANNA
Planning & Zoning Commission
May 2, 2022
Preliminary Plat: Crystal Park, Phase 1
Applicant: Bloomfield Homes, LP

AGENDA ITEM:

Consider/Discuss/Action on the Preliminary Plat, Crystal Park, Phase 1.

SUMMARY:

172 Single-family dwelling, detached lots and seven common area lots on 54.3± acres located on the west side of S. Standridge Boulevard (CR 286), 1,030± feet south of W. White Street. Zoned: Planned Development-SF-60 Single-Family Residence District/SF-72 Single-Family Residence District (PD-SF-60/SF-72) (Ord. No. 969-2022).

The purpose of 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.

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.

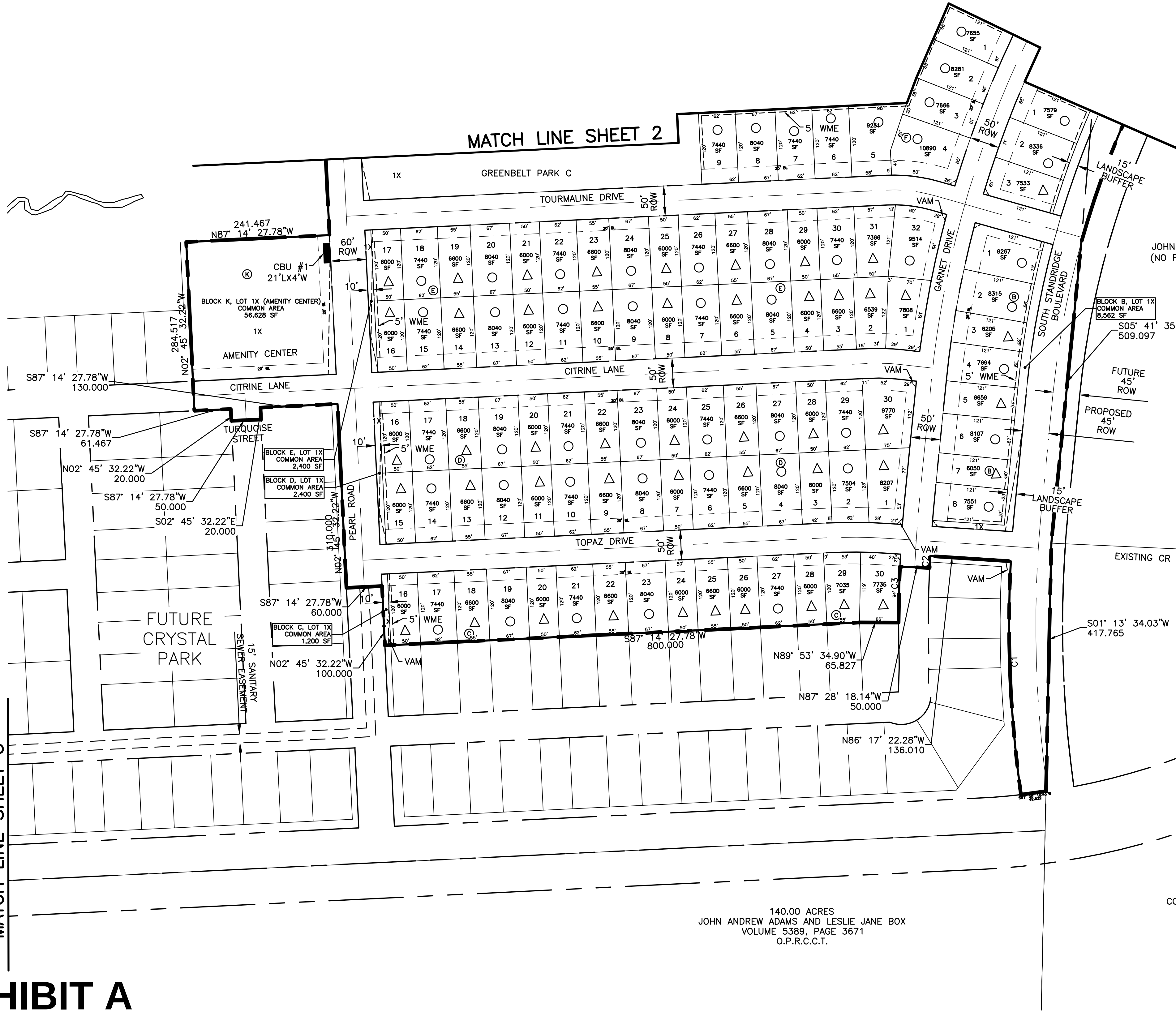
ATTACHMENTS:

Locator
Exhibit

Date: Wed, 20 Apr 2022 - 8:00pm User Name: ifreeman
Path Name: S:\NTX-LAND\0186\400\LAND\415 Preliminary Plat\Phase 1\0186PL\KMD1.dwg

EXHIBIT A

MATCH LINE SHEET 3

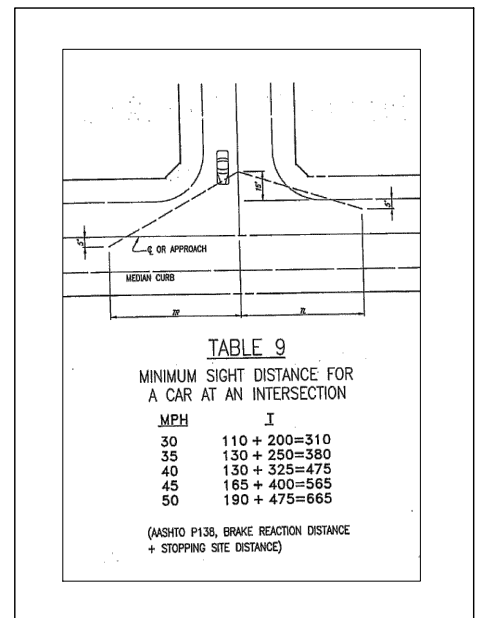
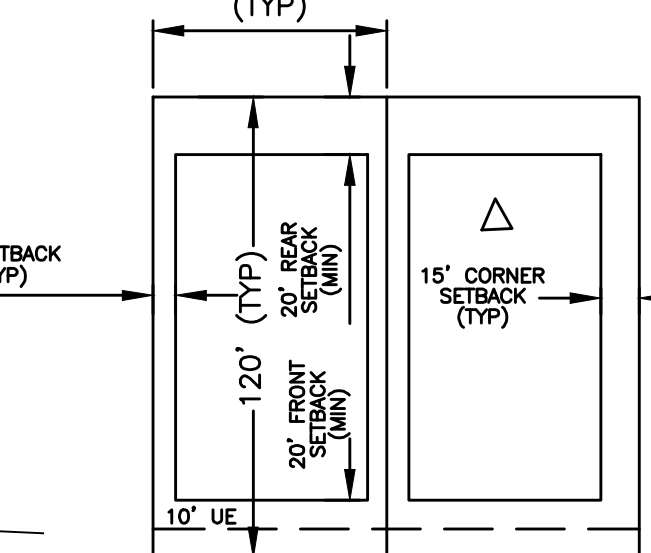
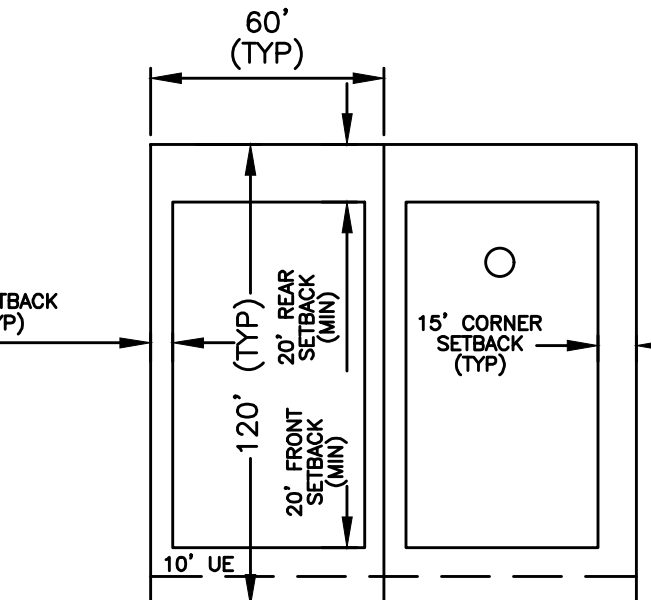


140.00 ACRES
JOHN ANDREW ADAMS AND LESLIE JANE BOX
VOLUME 5389, PAGE 3671
O.P.R.C.C.T.

COLLIN COUNTY
COMMUNITY COLLEGE
DISTRICT

Curve Table			
Curve #	Length	Radius	Delta
C1	394.056	2045.000	011.0405
C2	20.000	2181.000	000.5254
C3	94.282	2231.000	002.4213
C4	21.878	2315.000	000.5415
C5	20.000	2285.000	000.5059
C6	21.140	2023.000	000.5987
C7	19.999	1973.000	000.5808
C8	21.339	1731.000	000.7083
C9	20.000	1881.000	000.8817
C10	196.594	1545.000	007.2908
C11	35.080	1105.000	001.8190
C12	19.966	1195.000	000.9573
C13	116.572	955.000	006.9938
C14	21.271	100.000	012.1872
C15	477.164	970.000	028.1850

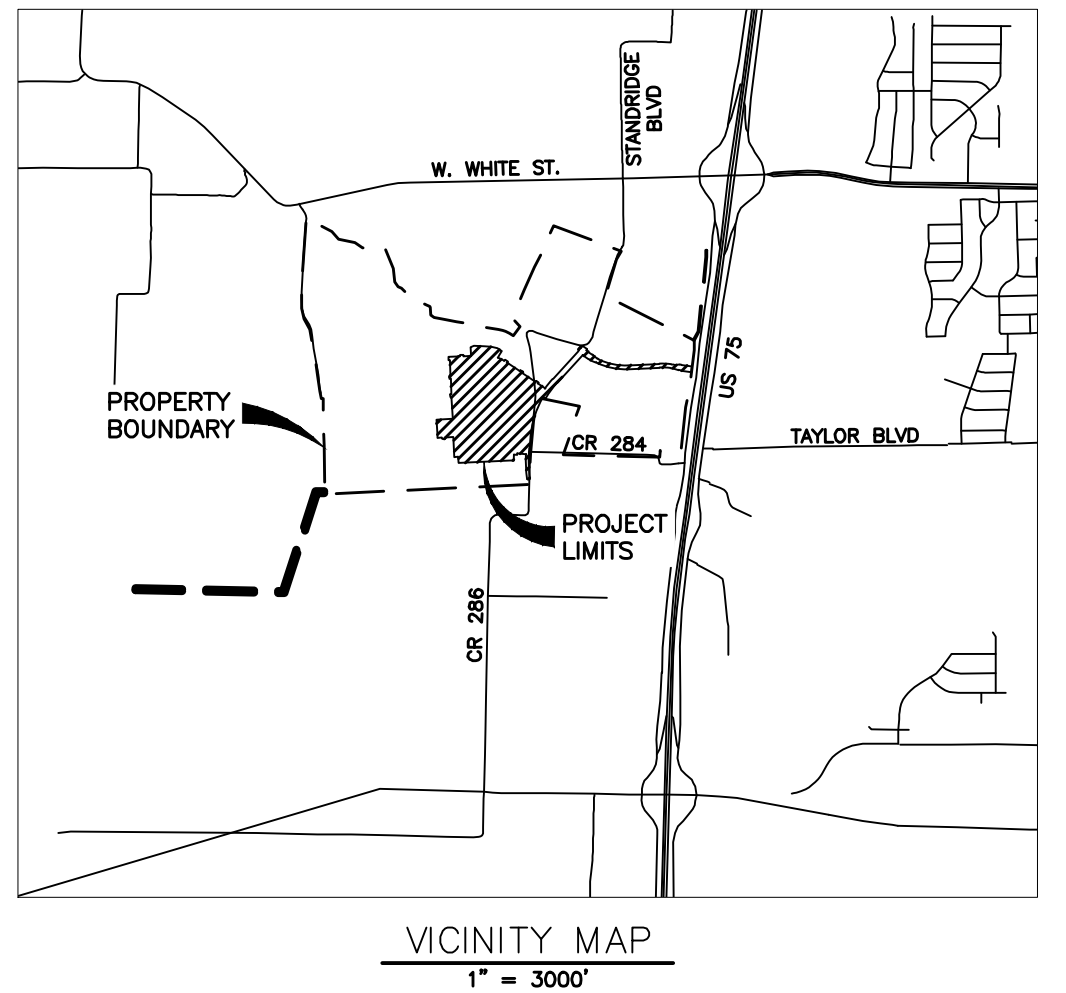
Curve Table			
Curve #	Length	Radius	Delta
C16	184.237	1030.000	010.2485
C17	14.889	100.000	008.5308
C18	29.778	200.000	008.5308
C19	29.778	200.000	008.5308
C20	14.889	100.000	008.5308
C21	173.505	970.000	010.2485
C22	514.233	1030.000	028.6052
C23	8.361	100.000	004.7807
C24	42.434	200.000	012.1563
C25	13.365	1195.000	000.6408
C26	302.145	1455.000	011.8980
C27	376.598	1500.000	014.3850
C28	17.870	200.000	005.1193
C29	114.464	1045.000	006.2759



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

PRELIMINARY

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
REVIEW
UNDER THE AUTHORITY OF
TAYLOR R. FREEMAN, TEXAS P.E.
#139214 ON
4/20/2022
THIS DOCUMENT IS NOT TO BE
USED FOR THE PURPOSES OF
CONSTRUCTION.



LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 1)	# OF LOTS (OVERALL)	AREA (PH 1)
SINGLE FAMILY LOTS			
SF-60	171	953*	28.112 AC
SF-72	122	419	-
SF-84	49	290	-
SF-10.5	-	149	-
AMENITY CENTER	1	95	1.300 AC
OPEN SPACE LOTS	7	-	6.766 AC
ROW AREA	-	-	18.110 AC
TOTAL PH 1 = 54.288 AC			

NOTE: CRYSTAL PARK OVERALL LOT TOTALS ARE SUBJECT TO CHANGE AT TIME OF PRELIMINARY PLAT/FINAL PLAT FOR FUTURE PHASES. OVERALL LOT TOTALS SHALL MEET THE MINIMUM AND MAXIMUMS LOT TOTALS BY PHASE SET FORTH BY THE CRYSTAL PARK DEVELOPMENT AGREEMENT.

PRELIMINARY PLAT NOTES:

- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
- LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
- PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
- THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
- EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
- 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
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- FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 20 FEET WHERE NO SIDEWALK IS PROVIDED BETWEEN BUILDING FACE AND STREET CURB. FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 25 FEET WHERE A SIDEWALK IS PROVIDED BETWEEN BUILDING FACE AND STREET CURB.

PRELIMINARY PLAT FOR CRYSTAL PARK PHASE 1

LOTS 1-3, 1X, BLOCK A; LOTS 1-8, 1X, BLOCK B; LOTS 16-30, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-29, 1X, BLOCK F; LOTS 1-21, 1X, BLOCK G; LOTS 1-25, 1X, BLOCK H; LOT 1-8, BLOCK J; LOT 1X, BLOCK K; OUT OF THE

T. RATTAN SURVEY, ABSTRACT NO. 782, J. COFFMAN SURVEY, ABSTRACT NO. 197, W. KITCHINGS SURVEY, ABSTRACT NO. 504, J. ELLETT SURVEY, ABSTRACT NO. 295 AND IN THE

CITY OF ANNA, COLLIN COUNTY, TEXAS
28.112 ACRES / 171 RESIDENTIAL LOTS
7 COMMON AREA LOTS / 6.766 ACRES
GROSS AREA: 54.288 ACRES
ZONING: ORD. NO. 969-2022

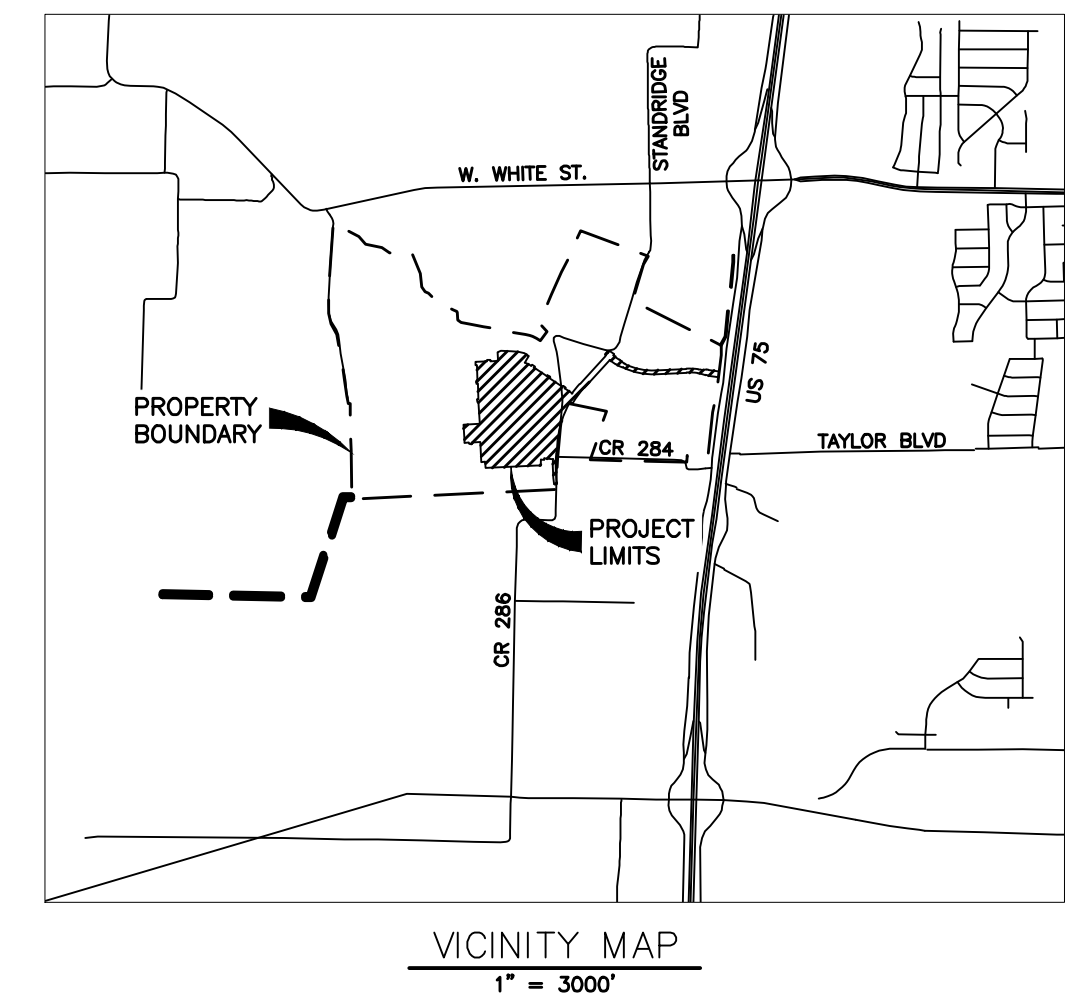
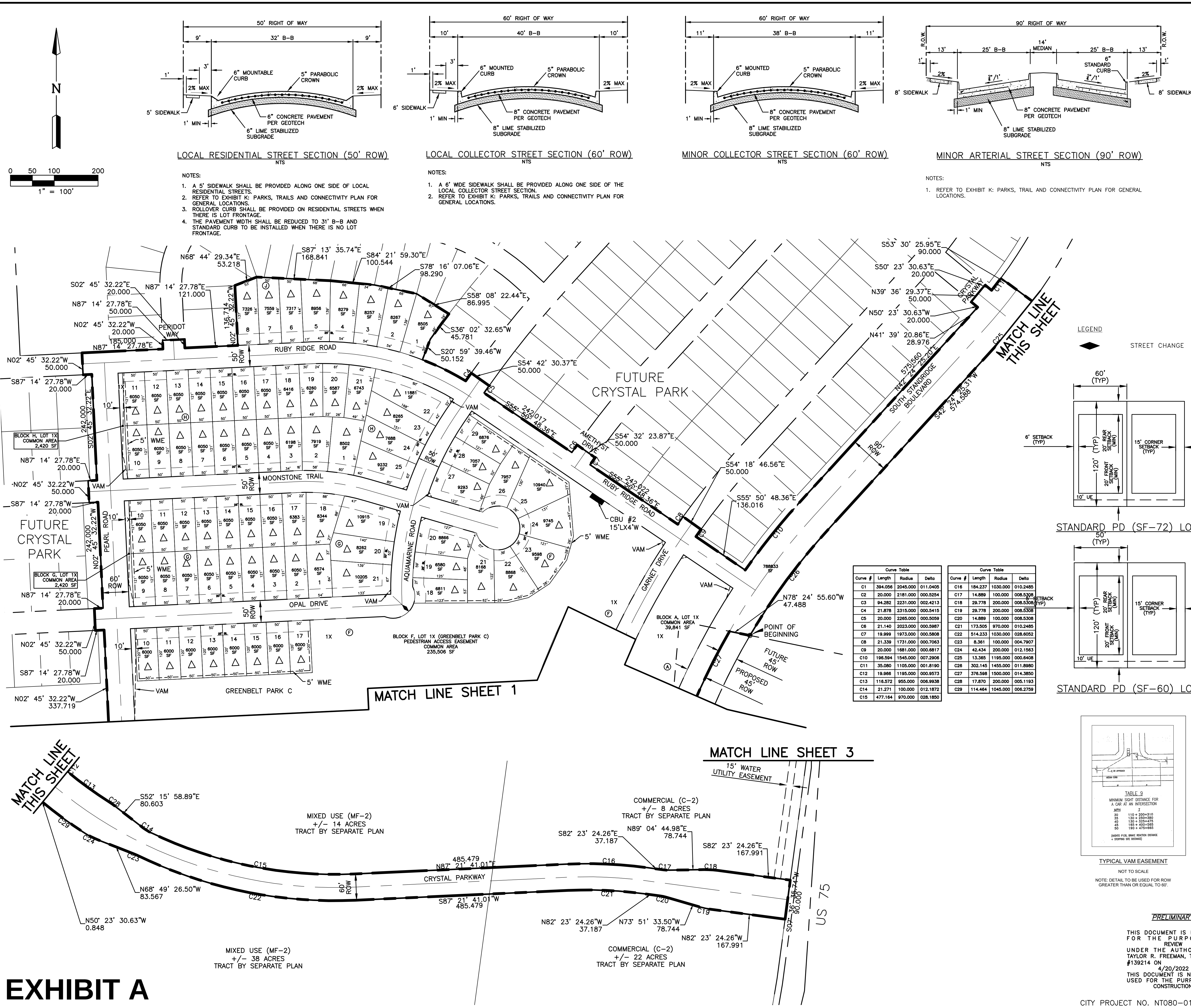
DEVELOPER: DOUGLAS PROPERTIES, 2309 K. AVENUE, SUITE 100 PLANO, TX 75074
OFFICE: (972)-422-1658
OWNER: BLOOMFIELD HOMES, LP, 1050 E. SH. 114, SUITE 210 SOUTH LAKE, TX 76092
OFFICE: (817)-416-1572

LJA Engineering, Inc.
6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Contact: Taylor Freeman

LJA
Phone 469.621.0710
FRN - F-1386
Office: 214-451-0868

Date\\time : Wed, 20 Apr 2022 - 8:00pm User Name : ifreeman
Path\\Name : S:\\NTX-LAND\\0186-400\\LAND\\415 Preliminary Plat\\Phase 1\\0186PL\\KMD1.dwg

EXHIBIT A



LAND USE DATA TABLE			
AREA DESCRIPTION	# OF LOTS (PH 1)	# OF LOTS (OVERALL)	AREA (PH 1)
SINGLE FAMILY LOTS	171	953*	28.112 AC
SF-60	122	419	-
SF-72	49	290	-
SF-84	-	149	-
SF-10.5	-	95	-
AMENITY CENTER	1	-	1.300 AC
OPEN SPACE LOTS	7	-	6.766 AC
ROW AREA	-	-	18.110 AC
TOTAL PH 1 = 54.288 AC			

NOTE: CRYSTAL PARK OVERALL LOT TOTALS ARE SUBJECT TO CHANGE AT TIME OF PRELIMINARY PLAT/FINAL PLAT FOR FUTURE PHASES. OVERALL LOT TOTALS SHALL MEET THE MINIMUM AND MAXIMUMS LOT TOTALS BY PHASE SET FORTH BY THE CRYSTAL PARK DEVELOPMENT AGREEMENT.

- PRELIMINARY PLAT NOTES:
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
 - PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
 - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
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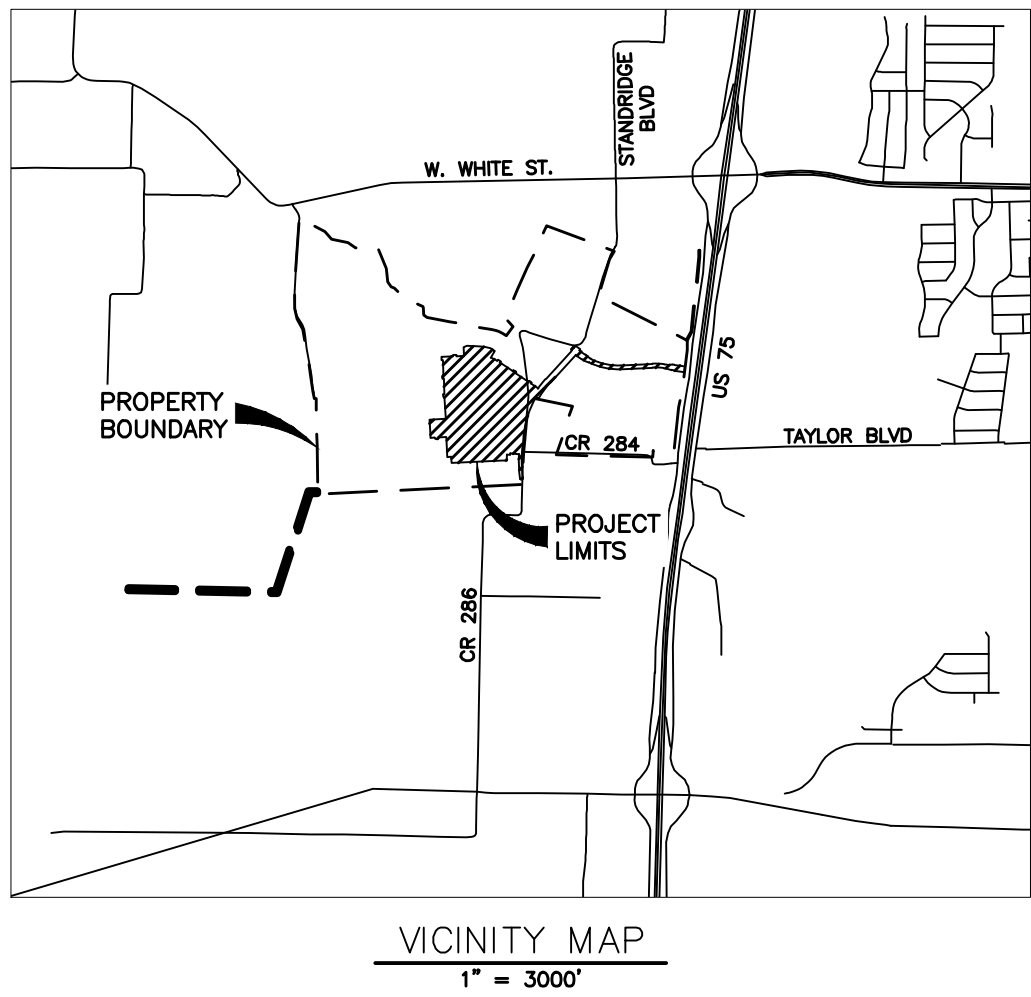
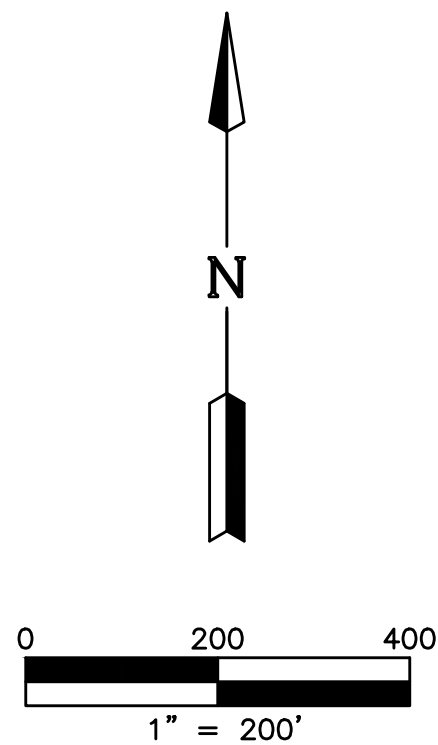
PRELIMINARY PLAT FOR CRYSTAL PARK PHASE 1

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DEVELOPER: DOUGLAS PROPERTIES 2309 K. AVENUE, SUITE 100 PLANO, TX 75074 OFFICE: (972)-422-1658 OWNER: BLOOMFIELD HOMES, LP 1050 E. SH. 114, SUITE 210 SOUTHLAKE, TX 76092 OFFICE: (817)-416-1572

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

Date\\time : Wed, 20 Apr, 2022 - 8:01pm User Name : tfreeman
Path\\Name : S:\\NTX-LAND\\0186\\400\\LAND\\415 Preliminary Plat\\Phase 1\\0186PPL\\KMD1.dwg



LAND USE DATA TABLE

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PRELIMINARY PLAT
FOR
CRYSTAL PARK PHASE 1

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OFFICE: (972)-422-1658 OFFICE: (817)-416-1572

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TAYLOR R. FREEMAN, TEXAS P.E. #139214 ON 4/20/2022. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

LJA Engineering, Inc.

6060 North Central Expressway Suite 440 Dallas, Texas 75206 Contact: Taylor Freeman

Phone 469.621.0710 FRN - F-1386 Office: 214-451-0868

EXHIBIT A

Data\Time : Wed, 20 Apr, 2022 - 8:01pm User Name : ifreeman
Print Name : S:\NIX-LAND\G168-400\LAND\415 Preliminary Plat\Phase 1\0168P1KWD1.dwg

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK A LOT 1	7,579 SF	
BLOCK A LOT 2	8,336 SF	
BLOCK A LOT 3	7,533 SF	
BLOCK B LOT 1	9,267 SF	
BLOCK B LOT 2	8,315 SF	
BLOCK B LOT 3	6,205 SF	
BLOCK B LOT 4	7,694 SF	
BLOCK B LOT 5	6,659 SF	
BLOCK B LOT 6	8,107 SF	
BLOCK B LOT 7	6,050 SF	
BLOCK B LOT 8	7,551 SF	
BLOCK C LOT 16	6,000 SF	
BLOCK C LOT 17	7,440 SF	
BLOCK C LOT 18	6,600 SF	
BLOCK C LOT 19	8,040 SF	
BLOCK C LOT 20	6,000 SF	
BLOCK C LOT 21	7,440 SF	
BLOCK C LOT 22	6,600 SF	
BLOCK C LOT 23	8,040 SF	
BLOCK C LOT 24	6,000 SF	
BLOCK C LOT 25	6,600 SF	
BLOCK C LOT 26	6,000 SF	
BLOCK C LOT 27	7,440 SF	
BLOCK C LOT 28	6,000 SF	
BLOCK C LOT 29	7,035 SF	
BLOCK C LOT 30	7,735 SF	
BLOCK D LOT 1	8,207 SF	
BLOCK D LOT 2	7,504 SF	
BLOCK D LOT 3	6,000 SF	
BLOCK D LOT 4	8,040 SF	
BLOCK D LOT 5	6,600 SF	
BLOCK D LOT 6	7,440 SF	
BLOCK D LOT 7	6,000 SF	
BLOCK D LOT 8	8,040 SF	
BLOCK D LOT 9	6,600 SF	
BLOCK D LOT 10	7,440 SF	
BLOCK D LOT 11	6,000 SF	
BLOCK D LOT 12	8,040 SF	
BLOCK D LOT 13	6,600 SF	
BLOCK D LOT 14	7,440 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK D LOT 15	6,000 SF	
BLOCK D LOT 16	6,000 SF	
BLOCK D LOT 17	7,440 SF	
BLOCK D LOT 18	6,600 SF	
BLOCK D LOT 19	8,040 SF	
BLOCK D LOT 20	6,000 SF	
BLOCK D LOT 21	7,440 SF	
BLOCK D LOT 22	6,600 SF	
BLOCK D LOT 23	8,040 SF	
BLOCK D LOT 24	6,000 SF	
BLOCK D LOT 25	7,440 SF	
BLOCK D LOT 26	6,600 SF	
BLOCK D LOT 27	8,040 SF	
BLOCK D LOT 28	6,000 SF	
BLOCK D LOT 29	7,440 SF	
BLOCK D LOT 30	9,770 SF	
BLOCK E LOT 1	7,808 SF	
BLOCK E LOT 2	6,539 SF	
BLOCK E LOT 3	6,600 SF	
BLOCK E LOT 4	6,000 SF	
BLOCK E LOT 5	6,600 SF	
BLOCK E LOT 6	6,600 SF	
BLOCK E LOT 7	7,440 SF	
BLOCK E LOT 8	6,000 SF	
BLOCK E LOT 9	8,040 SF	
BLOCK E LOT 10	6,600 SF	
BLOCK E LOT 11	7,440 SF	
BLOCK E LOT 12	6,000 SF	
BLOCK E LOT 13	8,040 SF	
BLOCK E LOT 14	6,600 SF	
BLOCK E LOT 15	7,440 SF	
BLOCK E LOT 16	6,000 SF	
BLOCK E LOT 17	6,000 SF	
BLOCK E LOT 18	7,440 SF	
BLOCK E LOT 19	6,600 SF	
BLOCK E LOT 20	8,040 SF	
BLOCK E LOT 21	6,000 SF	
BLOCK E LOT 22	7,440 SF	
BLOCK E LOT 23	6,600 SF	
BLOCK E LOT 24	8,040 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK E LOT 25	6,000 SF	
BLOCK E LOT 26	7,440 SF	
BLOCK E LOT 27	6,600 SF	
BLOCK E LOT 28	8,040 SF	
BLOCK E LOT 29	6,000 SF	
BLOCK E LOT 30	7,440 SF	
BLOCK E LOT 31	7,366 SF	
BLOCK E LOT 32	9,514 SF	
BLOCK F LOT 1	7,655 SF	
BLOCK F LOT 2	8,261 SF	
BLOCK F LOT 3	7,666 SF	
BLOCK F LOT 4	10,890 SF	
BLOCK F LOT 5	9,251 SF	
BLOCK F LOT 6	7,440 SF	
BLOCK F LOT 7	7,440 SF	
BLOCK F LOT 8	8,040 SF	
BLOCK F LOT 9	7,440 SF	
BLOCK F LOT 10	6,000 SF	
BLOCK F LOT 11	6,000 SF	
BLOCK F LOT 12	6,000 SF	
BLOCK F LOT 13	6,000 SF	
BLOCK F LOT 14	6,000 SF	
BLOCK F LOT 15	6,000 SF	
BLOCK F LOT 16	6,000 SF	
BLOCK F LOT 17	6,000 SF	
BLOCK F LOT 18	6,811 SF	
BLOCK F LOT 19	6,580 SF	
BLOCK F LOT 20	8,866 SF	
BLOCK F LOT 21	8,168 SF	
BLOCK F LOT 22	8,866 SF	
BLOCK F LOT 23	9,598 SF	
BLOCK F LOT 24	9,745 SF	
BLOCK F LOT 25	10,940 SF	
BLOCK F LOT 26	7,957 SF	
BLOCK F LOT 27	9,293 SF	
BLOCK F LOT 28	7,057 SF	
BLOCK F LOT 29	6,876 SF	
BLOCK G LOT 1	6,574 SF	
BLOCK G LOT 2	6,050 SF	
BLOCK G LOT 3	6,050 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK G LOT 4	6,050 SF	
BLOCK G LOT 5	6,050 SF	
BLOCK G LOT 6	6,050 SF	
BLOCK G LOT 7	6,050 SF	
BLOCK G LOT 8	6,050 SF	
BLOCK G LOT 9	6,050 SF	
BLOCK G LOT 10	6,050 SF	
BLOCK G LOT 11	6,050 SF	
BLOCK G LOT 12	6,050 SF	
BLOCK G LOT 13	6,050 SF	
BLOCK G LOT 14	6,050 SF	
BLOCK G LOT 15	6,050 SF	
BLOCK G LOT 16	6,050 SF	
BLOCK G LOT 17	6,383 SF	
BLOCK G LOT 18	8,344 SF	
BLOCK G LOT 19	10,915 SF	
BLOCK G LOT 20	8,262 SF	
BLOCK G LOT 21	10,205 SF	
BLOCK H LOT 1	8,502 SF	
BLOCK H LOT 2	7,919 SF	
BLOCK H LOT 3	6,198 SF	
BLOCK H LOT 4	6,050 SF	
BLOCK H LOT 5	6,050 SF	
BLOCK H LOT 6	6,050 SF	
BLOCK H LOT 7	6,050 SF	
BLOCK H LOT 8	6,050 SF	
BLOCK H LOT 9	6,050 SF	
BLOCK H LOT 10	6,050 SF	
BLOCK H LOT 11	6,050 SF	
BLOCK H LOT 12	6,050 SF	
BLOCK H LOT 13	6,050 SF	
BLOCK H LOT 14	6,050 SF	
BLOCK H LOT 15	6,050 SF	
BLOCK H LOT 16	6,050 SF	
BLOCK H LOT 17	6,050 SF	
BLOCK H LOT 18	6,416 SF	
BLOCK H LOT 19	6,260 SF	
BLOCK H LOT 20	6,587 SF	
BLOCK H LOT 21	6,743 SF	
BLOCK H LOT 22	11,881 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK H LOT 23	8,265 SF	
BLOCK H LOT 24	7,688 SF	
BLOCK H LOT 25	9,232 SF	
BLOCK J LOT 1	8,505 SF	
BLOCK J LOT 2	8,267 SF	
BLOCK J LOT 3	8,257 SF	
BLOCK J LOT 4	8,279 SF	
BLOCK J LOT 5	8,956 SF	
BLOCK J LOT 6	7,317 SF	
BLOCK J LOT 7	7,559 SF	
BLOCK J LOT 8	7,326 SF	

OPEN SPACE			
BLOCK & LOT NUMBERS	AREA	AREA	
BLOCK A LOT 1X	39,841 SF	0.91 AC	
BLOCK B LOT 1X	8,562 SF	0.20 AC	
BLOCK C LOT 1X	1,200 SF	0.03 AC	
BLOCK D LOT 1X	2,400 SF	0.06 AC	
BLOCK E LOT 1X	2,400 SF	0.06 AC	
BLOCK F LOT 1X (GREENBELT PARK C)	235,506 SF	5.41 AC	
BLOCK G LOT 1X	2,420 SF	0.06 AC	
BLOCK H LOT 1X	2,420 SF	0.06 AC	
BLOCK K LOT 1X (AMENITY CENTER)	56,628 SF	1.30 AC	

RIGHT-OF-WAY			
BLOCK & LOT NUMBERS	AREA	AREA	
ROW	766,833 SF	18.11 AC	

EASEMENT LANGUAGE

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS. THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINAbove DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

EASEMENT LANGUAGE

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.

EXHIBIT A

RELIMINARY PROPERTY DESCRIPTION

WHEREAS BLOOMFIELD HOMES, L.P., F.A. MILLER, AND JOHN RATTAN AND SUE RATTAN ARE THE OWNERS OF A 54.288 ACRE TRACT OF LAND SITUATED IN THE T. RATTAN SURVEY, ABSTRACT NO. 782, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE W. KITCHENS SURVEY, ABSTRACT NO. 504, AND THE J. ELLETT SURVEY, ABSTRACT NO. 295, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 243.477 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2021122002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 116.974 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2021122002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF THE REMAINDER OF A 148.68 ACRE TRACT OF LAND CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960230231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND PART OF AN 11.75 TRACT OF LAND CONVEYED AS "TRACT 8" TO JOHN RATTAN AND SUE RATTAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20090915001153020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 54.288 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID=DF8982), AND DENTON CORS ARP (PID=DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 11.75 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 11.75 ACRE TRACT, BEARS SOUTH 18 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 800.06 FEET;

THENCE, NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 11.75 ACRE TRACT, A DISTANCE OF 535.26 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 47.49 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 06 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 375.61 FEET;

THENCE, OVER AND ACROSS SAID 11.75 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 376.60 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 11.75 ACRE TRACT, SAID POINT BEING WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, SOUTH 05 DEGREES 41 MINUTES 36 SECONDS WEST, ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 509.10 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 11.75 ACRE TRACT, AND THE COMMON NORTHWEST CORNER OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD., AS RECORDED IN VOLUME 4620, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING AT THE APPROXIMATE INTERSECTION OF SAID COUNTY ROAD NO. 286 AND COUNTY ROAD NO. 284, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 417.77 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 243.477 ACRE TRACT, AFORESAID 116.974 ACRE TRACT, AND AFORESAID REMAINDER 148.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 42.53 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 28 SECONDS, A RADIUS OF 2045.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 30 MINUTES 37 SECONDS WEST, A DISTANCE OF 393.45 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 394.06 FEET TO A POINT FOR CORNER;

NORTH 86 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 136.01 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 31 SECONDS, A RADIUS OF 2181.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 28 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 17 SECONDS, A RADIUS OF 2231.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 94.28 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 94.28 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF 65.83 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 800.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 310.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 61.47 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 284.52 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 241.47 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 337.72 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 242.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 242.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 185.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 136.71 FEET TO A

POINT FOR CORNER;

NORTH 88 DEGREES 44 MINUTES 29 SECONDS EAST, A DISTANCE OF 53.22 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 168.84 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 100.54 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 16 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.29 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 87.00 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 26.08 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 45.78 FEET TO A POINT FOR CORNER;



Item No. 13.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Revised Site Plan, Willow Creek Addition, Phase 1B, Block G, Lot 1R. Applicant: Marcus Property Company LLC.

SUMMARY:

Retail, restaurant, and medical office on one lot on 2.2± acres located at the northeast corner of W. White Street and Westfield Drive. Zoned: C-1 Restricted Commercial.

The purpose of the Revised Site Plan is to propose modifications to the Phase 2 layout to include a reduced building size, increased parking, and adding outdoor patio area.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

The Revised Site Plan 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. Willow Creek Phase 1B Block G Lot 1R Locator Map
2. PZ - STAFF REPORT (SP) Willow Creek Addition, Phase 1B, Bl G, Lt 1R
3. Exhibit A - Willow Creek Addition Revised Site Plan

Revised Site Plan - Willow Creek Addition, Phase 1B, Block G, Lot 1R



THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 100 200 400
Feet

April 2022

CITY OF ANNA
Planning & Zoning Commission
May 2, 2022

Revised Site Plan: Willow Creek Addition, Phase 1B, Block G, Lot 1R

Applicant: Marcus Property Company LLC

AGENDA ITEM:

Consider/Discuss/Action on the Revised Site Plan, Willow Creek Addition, Phase 1B, Block G, Lot 1R.

SUMMARY:

Retail, restaurant, and medical office on one lot on 2.2± acres located at the northeast corner of W. White Street and Westfield Drive. Zoned: C-1 Restricted Commercial.

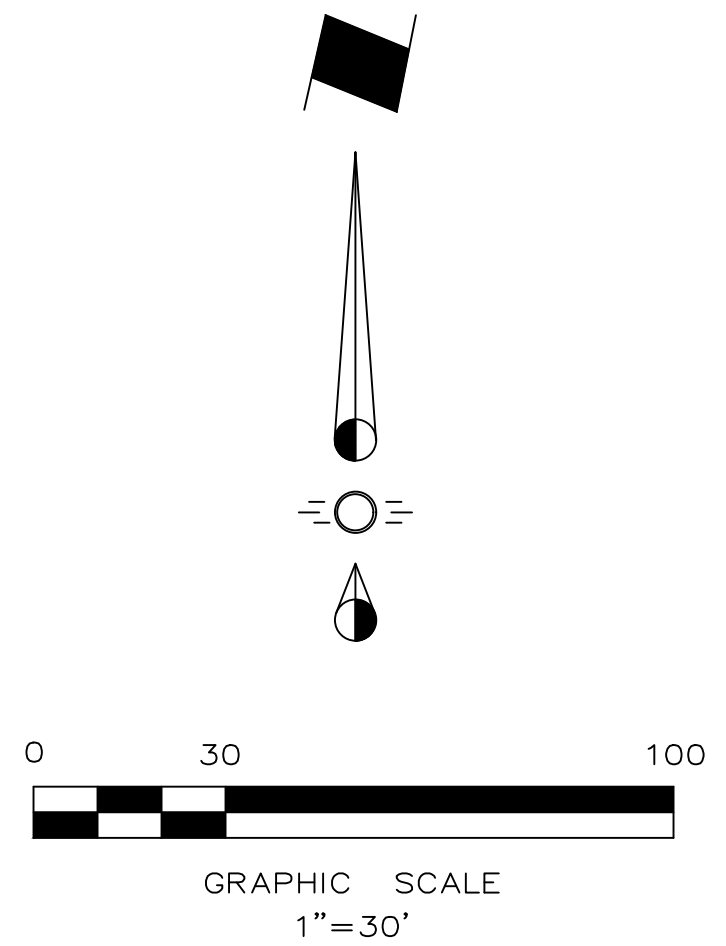
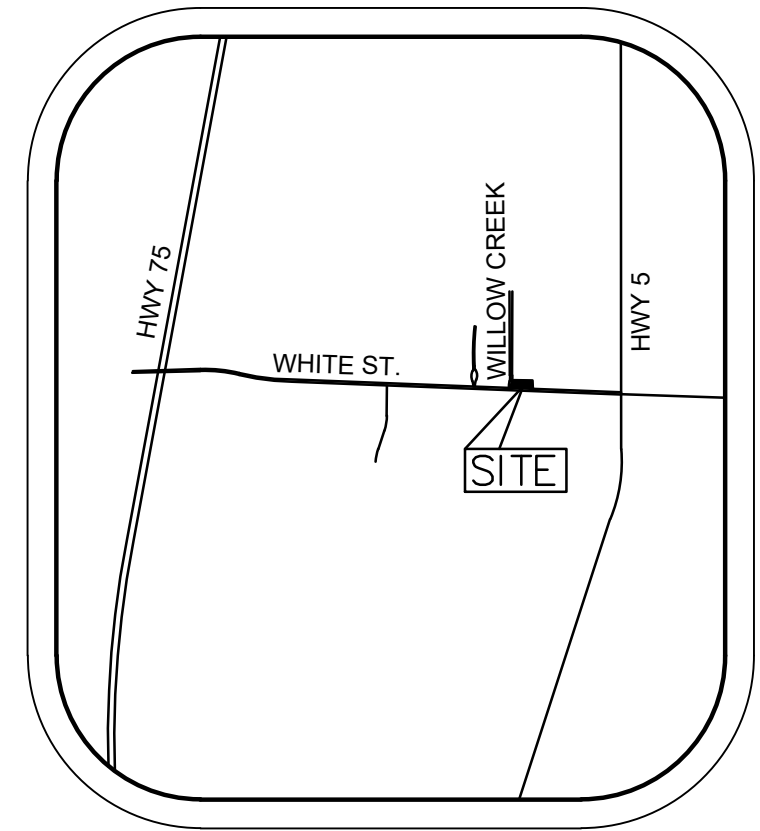
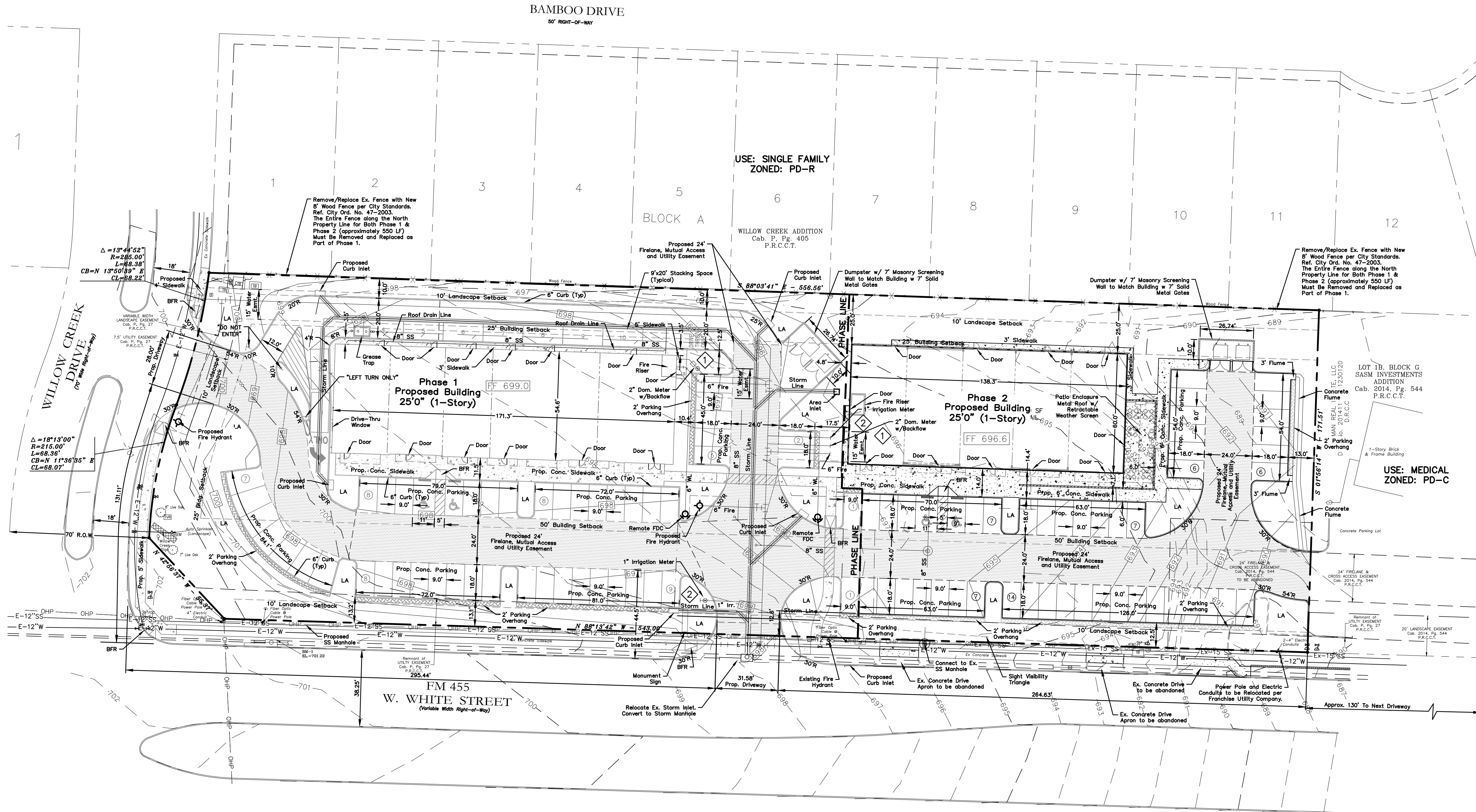
The purpose of the Revised Site Plan is to propose modifications to the Phase 2 layout to include a reduced building size, increased parking, and adding outdoor patio area.

RECOMMENDATION:

The Revised Site Plan 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



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Contour
 - Existing Contour
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Landscape Area

SYNOPSIS

Address: 628 W. White Street
Anna, Texas 75409

Zoning: PD-C-1 (Ord. No. 47-2003)
& THOR Overlay District

Proposed Use: Retail, Alcoholic Beverage Store, Restaurant, Medical

Lot Area: 2.249 Acres (97,966 sf)

Building Areas:
Phase 1 Building 9,324 sf
Phase 2 Building 8,920 sf (8,300 sf Bldg. + 620 sf Patio)

Lot Coverage: 17.99%

Floor Area Ratio: 0.18 : 1

Building Height:
Phase 1 25'-0" (1-Story)
Phase 2 25'-0" (1-Story)
Patio Enclosure 20'-0"

Phase 1 Building Required Parking:

Restaurant-Take Out (1,517 sf)	3 spaces per 1,000	= 5 Spcs.
Alcoholic Beverage Store (1,492 sf)	4 spaces per 1,000	= 6 Spcs.
Retail (1,302 sf)	4 spaces per 1,000	= 6 Spcs.
Medical (5,013 sf)	5 spaces per 1,000	= 26 Spcs.

Phase 2 Building Required Parking:

Retail (6,120 sf)	4 spaces per 1,000	= 25 Spcs.
Restaurant (2,800 sf)	10 spaces per 10,000	= 28 Spcs.

Phase 1 Parking Required Total: (43 Parking Spaces)
Parking Provided Total: (49 Parking Spaces) 2 Handicap Spcs.

Phase 2 Parking Required Total: (53 Parking Spaces)
Parking Provided Total: (47 Parking Spaces) 2 Handicap Spcs.

Overall Parking Required Total: (96 Parking Spaces)
Overall Parking Provided Total: (96 Parking Spaces) 4 Handicap Spcs.

NOTE: LIGHTING WILL COMPLY WITH THE CITY OF ANNA ZONING ORDINANCES.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

WATER METER CHART			
No.	Meter Type	Size	Quantity
1	Domestic Meter	2"	2
2	Irrigation Meter	1"	2

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48065C01060 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

Landscape Area

Required Internal LS Area (8 SF/Space):

Phase 1 (49 spaces) = 392 SF
Phase 2 (47 spaces) = 376 SF

Additional Internal LS Area Provided:

Phase 1 = 16,029 SF
Phase 2 = 10,476 SF

Total Landscape Area:

Phase 1 = 16,421 SF
Phase 2 = 10,852 SF

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

PREPARED DATE: 4/26/2022

Issue Dates:	Revisions:	Date:
1 4/26/2022	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		1720 W. Virginia Street McKinney, Texas 75069 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-3935
Drawn By:	Checked By:	Scale:	
C.E.C.I.	C.E.C.I.	1"=30'	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF T. ZACHARY GRIMES, P.E. NO. 122013 ON 4/26/22. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

REVISED SITE PLAN

WILLOW CREEK RETAIL CENTER

WILLOW CREEK ADDITION
PHASE 1B, BLOCK G, LOT 1R
2.249 ACRES JOHN C. FARRIS SURVEY, ABSTR. NO. 331
CITY OF ANNA, COLLIN COUNTY, TEXAS

Sheet No.
SP

Project No.
22011

WILLOW CREEK RETAIL CENTER PHASE 2



Item No. 14.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Gregory Peters

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an amendment to the Master Thoroughfare Plan.

SUMMARY:

On April 27, 2021, the City of Anna adopted a new Comprehensive Plan (Ord. No. 903-2021) for the city. By City Charter, the Comprehensive Plan is required to have a Future Land Use Plan, Thoroughfare Plan, and Parks and Open Space Plan for the future growth of the community. Staff is proposing changes to the City's Master Thoroughfare Plan to address several changes based on development patterns and the impacts these patterns will have on traffic. The proposed changes will improve future mobility as new roads are built. Additionally, the Council Strategic Plan identifies developing master plans for today and tomorrow as a priority for staff.

The Public Works Department has been working with Kimley Horn to prepare updates to the City's Thoroughfare, Water, and Sewer Master Plans. These infrastructure master plans are the basis for the 10-year Capital Improvement Plan as well as the Roadway, Water, and Sewer Impact Fees which are charged for new development. Staff will present all three infrastructure master plans to the Commission and provide an explanation on the proposed changes.

As part of the Comprehensive Plan, in order to amend the Master Thoroughfare Plan, the Planning & Zoning Commission must provide a recommendation to the City Council.

FINANCIAL IMPACT:

The Master Thoroughfare Plan is the basis for the 10-year Capital Improvement Plan as well as the Roadway Impact Fees.

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

Recommend the Planning & Zoning Commission review the proposed changes and provide a recommendation to the City Council.

ATTACHMENTS:

1. PZ - Staff Report - Comp Plan Amendment Item
2. MTP_Proposed
3. MTP_Existing

CITY OF ANNA
PLANNING & ZONING COMMISSION

May 2, 2022

Comprehensive Plan Amendment: Master Thoroughfare Plan Amendment

Applicant: City of Anna

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an amendment to the Master Thoroughfare Plan.

SUMMARY:

On April 27, 2021, the City of Anna adopted a new Comprehensive Plan (Ord. No. 903-2021) for the city. By City Charter, the Comprehensive Plan is required to have a Future Land Use Plan, Thoroughfare Plan, and Parks and Open Space Plan for the future growth of the community. Staff is proposing changes to the City's Master Thoroughfare Plan to address several changes based on development patterns and the impacts these patterns will have on traffic. The proposed changes will improve future mobility as new roads are built. Additionally, the Council Strategic Plan identifies developing master plans for today and tomorrow as a priority for staff.

The Public Works Department has been working with Kimley Horn to prepare updates to the City's Thoroughfare, Water, and Sewer Master Plans. These infrastructure master plans are the basis for the 10-year Capital Improvement Plan as well as the Roadway, Water, and Sewer Impact Fees which are charged for new development. Staff will present all three infrastructure master plans to the Commission and provide an explanation on the proposed changes.

As part of the Comprehensive Plan, in order to amend the Master Thoroughfare Plan, the Planning & Zoning Commission must provide a recommendation to the City Council.

ATTACHMENTS:

Master Thoroughfare Plan amended
Mater Thoroughfare Plan existing

ANNA 2045 MASTER THOROUGHFARE PLAN

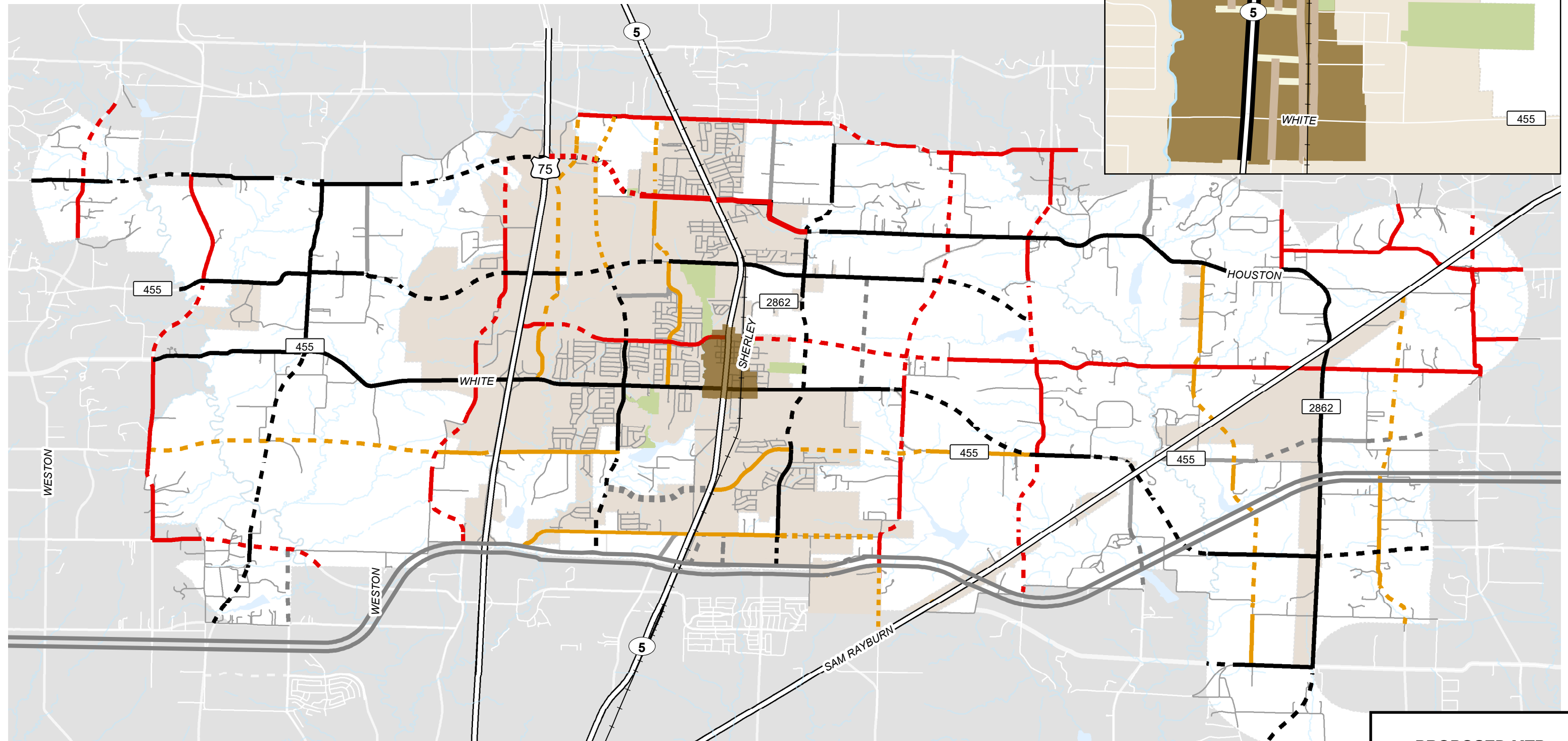
APRIL 2022

- | | | | |
|--------------------------------------|--------------------------------------|------------------------|---------|
| Major Highway | Major Collector (80' ROW) - Existing | Anna City Limits | Parks |
| Major Arterial (120' ROW) - Existing | Major Collector (80' ROW) - New | Proposed Downtown Core | Lakes |
| Major Arterial (120' ROW) - New | Minor Collector (60' ROW) - Existing | Anna ETJ | Streams |
| Minor Arterial (90' ROW) - Existing | Minor Collector (60' ROW) - New | Railroads | |
| Minor Arterial (90' ROW) - New | | | |

DOWNTOWN INSET MAP

Downtown Street Types

- | | |
|--|-------------------|
| | Downtown Arterial |
| | Downtown Type A |
| | Downtown Type B |

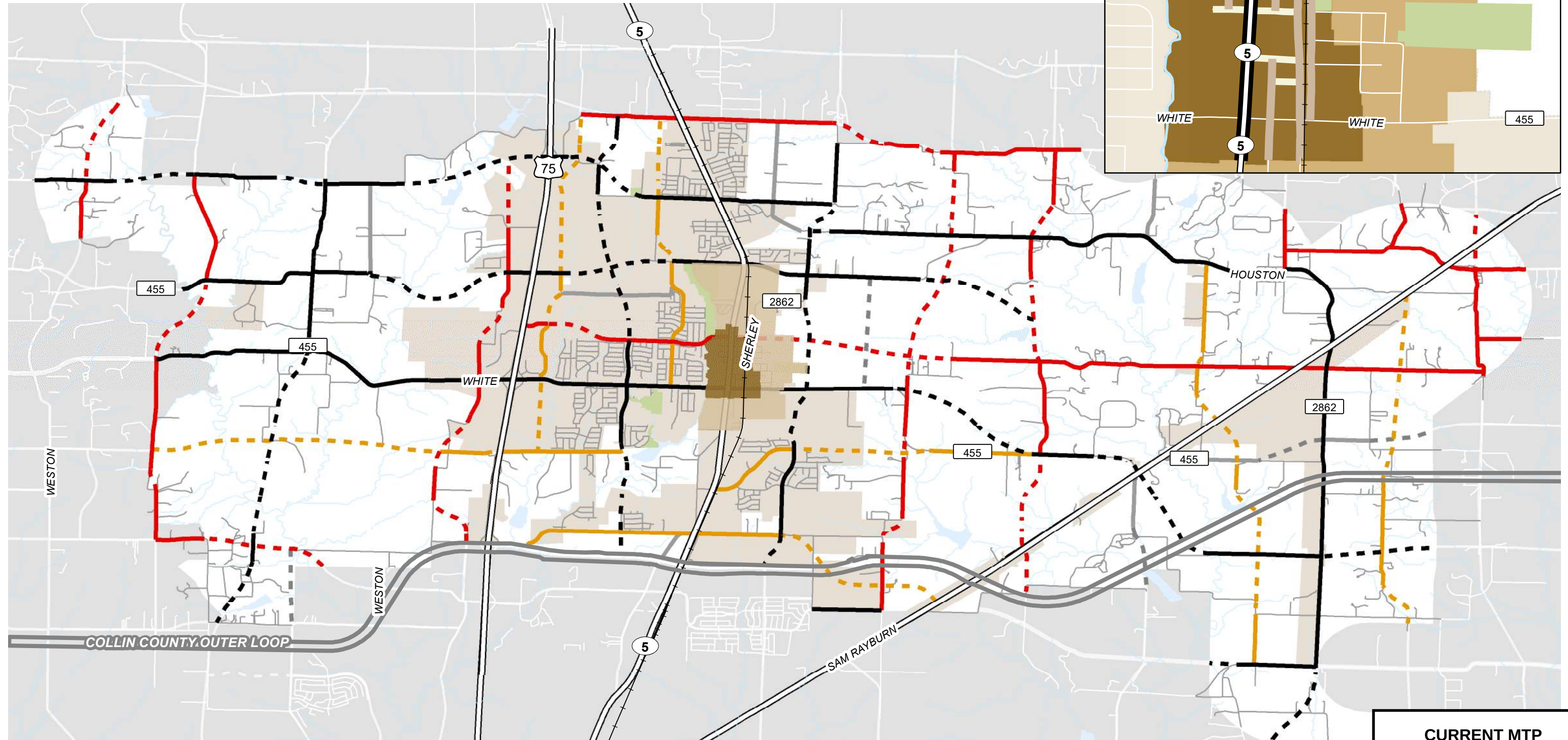
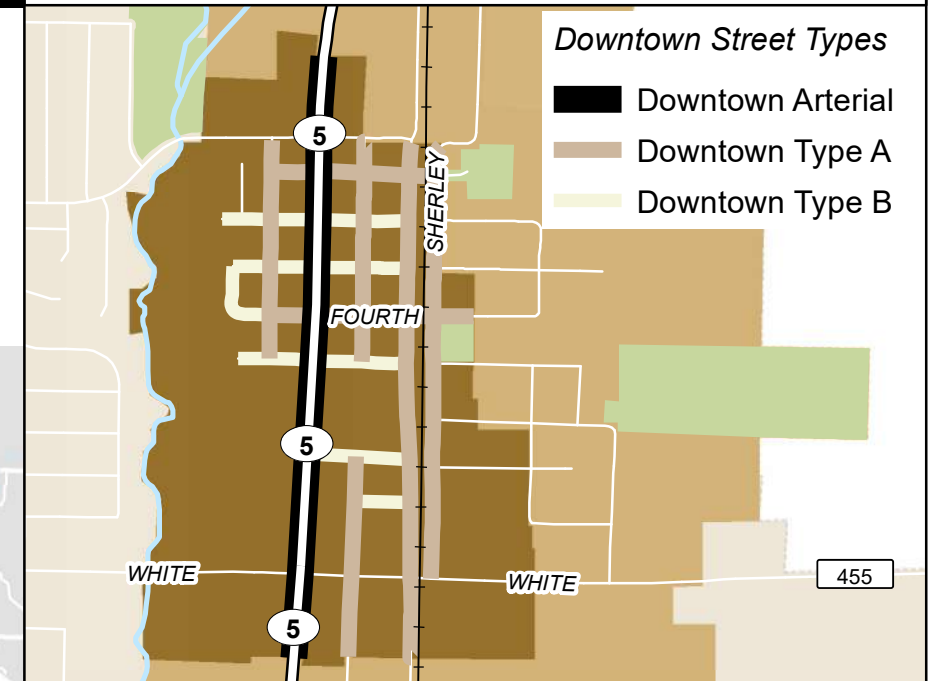


PROPOSED MTP

ANNA 2045 MASTER THOROUGHFARE PLAN

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> Major Highway Major Arterial (120' ROW) - Existing Major Arterial (120' ROW) - New Minor Arterial (90' ROW) - Existing Minor Arterial (90' ROW) - New | <ul style="list-style-type: none"> Major Collector (80' ROW) - Existing Major Collector (80' ROW) - New Minor Collector (60' ROW) - Existing Minor Collector (60' ROW) - New | <ul style="list-style-type: none"> Anna City Limits Proposed Downtown Core Proposed Downtown Neighborhood Parks | <ul style="list-style-type: none"> Railroads Lakes Streams |
|---|--|---|---|

DOWNTOWN INSET MAP



CURRENT MTP
ORD. NO. 903-2021



Item No. 15.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Minor Plat, Pruitt's Place, Block A, Lots 1 & 2.
Applicant: Estate of Michael Pruitt – Wayne Gartman Temporary Administrator.

SUMMARY:

Two single-family dwelling, detached lots on 2.9± acres located on the south side of Farm-to-Market Road 455 (FM 455), 965± feet west of Sheffield Drive. Zoned: Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

The applicant is requesting a waiver from adopted city standards located within both the Subdivision Regulations and Design Standards.

1. Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Attached (Exhibit B) is the applicants justification letter dated April 14, 2022, associated with the waiver request.

FINDINGS:

Where the city council finds that undue hardships will result from strict compliance with a certain provision(s) of the subdivision regulations and design regulations, or where the purposes of the regulations may be served to a greater extent by an alternative proposal, the city council may approve a waiver/suspension from any portion of the regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of the regulations, and further provided that the city council shall not approve a waiver/suspension unless it makes findings based upon the evidence presented to it in each specific case that:

(A) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;

- *The 30-foot access easement is an existing condition in which three lots would share. Currently, there is a single-family residence on Lot 1 and on Lot 2.*

(B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;

- *Both tracts of land have an existing 30-foot wide access easement for a distance of 785± feet until the developable portion of Lot 1 and an additional 519± feet until the developable portion of Lot 2.*

(C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;

- *Due to the narrow width of the existing 30-foot access easement, the applicant is not able to meet the minimum 40 feet of frontage requirement.*

(D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and

- *The waiver request is specific to one standard contained within the Subdivision Ordinance and Design Standards.*

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

Staff understands that property is located within the extraterritorial jurisdiction which would require review by Collin County Development Services should the applicant choose to make any site improvements at a later time. For this reason and due to the nature of the existing 30-foot access easement, staff is amenable to the variance request.

ATTACHMENTS:

1. Pruitts Place Locator Map
2. PZ - STAFF REPORT (MP) Pruitt's Place, Block A, Lots 1 & 2
3. Exhibit A - Pruitt' Place Minor Plat
4. Waiver Request Letter (Exhibit B) - Pruitt's Place Minor Plat

Minor Plat - Pruitt's Place, Block A, Lots 1 & 2

E FM 455

SHEFFIELD

WHITE ROCK TRL

THE CITY OF
Anna

N

 Subject Property

 City Limits
 ETJ

0 200 400 800 Feet

April 2022

CITY OF ANNA
Planning & Zoning Commission
May 2, 2022

Minor Plat: Pruitt's Place, Block A, Lots 1 & 2

Applicant: Estate of Michael Pruitt – Wayne Gartman Temporary Administrator

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Pruitt's Place, Block A, Lots 1 & 2, Minor Plat.

SUMMARY:

Two single-family dwelling, detached lots on 2.9± acres located on the south side of Farm-to-Market Road 455 (FM 455), 965± feet west of Sheffield Drive. Zoned: Extraterritorial Jurisdiction (ETJ).

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

ISSUES:

The applicant is requesting a waiver from adopted city standards located within both the Subdivision Regulations and Design Standards.

1. Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Attached (Exhibit B) is the applicants justification letter dated April 14, 2022, associated with the waiver request.

FINDINGS:

Where the city council finds that undue hardships will result from strict compliance with a certain provision(s) of the subdivision regulations and design regulations, or where the purposes of the regulations may be served to a greater extent by an alternative proposal, the city council may approve a waiver/suspension from any portion of the regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of the regulations, and further provided that the city council shall not approve a waiver/suspension unless it makes findings based upon the evidence presented to it in each specific case that:

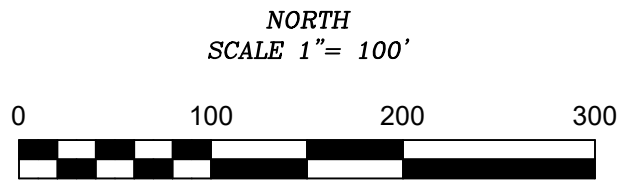
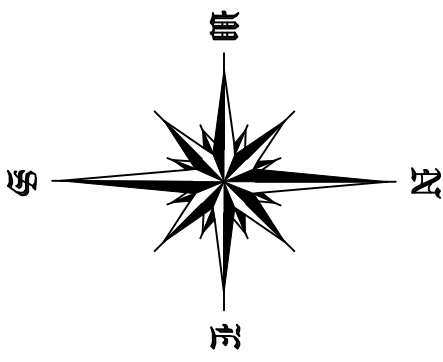
- (A) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;
- *The 30-foot access easement is an existing condition in which three lots would share. Currently, there is a single-family residence on Lot 1 and on Lot 2.*
- (B) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
- *Both tracts of land have an existing 30-foot wide access easement for a distance of 785± feet until the developable portion of Lot 1 and an additional 519± feet until the developable portion of Lot 2.*
- (C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;
- *Due to the narrow width of the existing 30-foot access easement the applicant is not able to meet the minimum 40 feet of frontage requirement.*
- (D) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance, comprehensive plan (as amended), or any other adopted plan(s) or ordinance(s) of the city; and
- *The waiver request is specific to one standard contained within the Subdivision Ordinance and Design Standards.*

RECOMMENDATION:

Staff understands that property is located within the extraterritorial jurisdiction which would require review by Collin County Development Services should the applicant choose to make any site improvements at a later time. For this reason and due to the nature of the existing 30-foot access easement, staff is amenable to the variance request.

ATTACHMENTS:

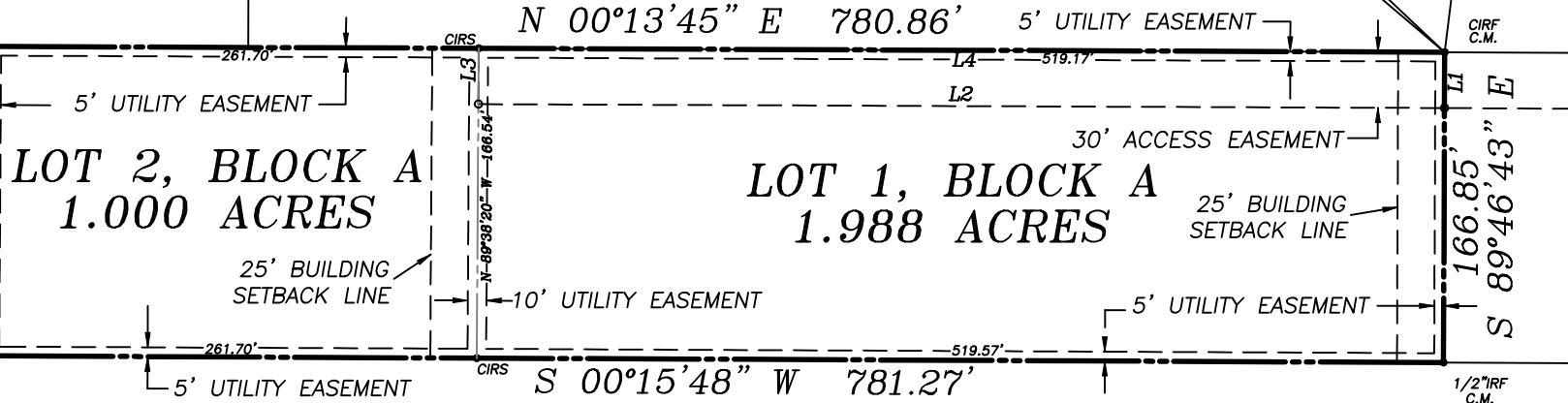
Locator
Exhibit
Waiver Request (Exhibit B)



LEGEND	
C.M. = CONTROLLING MONUMENT	
CRF = CAPPED 1/2" IRON ROD FOUND STAMPED (4613)	
CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)	
IRF = IRON ROD FOUND	
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS	

CALLLED 5,542 ACRES
JOEY L. MOONEYHAM &
STEPHENIE JO. MOONEYHAM
C.C. NO. 20140225000172230
O.P.R.C.C.T.

CALLLED 2,000 ACRES
SUZAN K. VITI
C.C. NO. 2017030700039370
O.P.R.C.C.T.



WKG ENTERPRISES LTD
VOLUME 4478, PAGE 2534
D.R.C.C.T.

30' ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°46'43" E	30.00'
L2	S 00°13'45" W	519.24'
L3	N 89°38'20" W	30.00'
L4	N 00°13'45" E	519.17'

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS ESTATE OF MICHAEL WAYNE PRUITT is the owner of a tract of land situated in the James Sorrel Survey, Abstract No. 858, Collin County, Texas, and being all of a 3,000 acre tract of land conveyed to Michael Wayne Pruitt as recorded in Document No. 94-0102375 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING in the south Right Of Way line F.M. 455 at a 1/2" iron rod found for the northwest corner of a called 2,998 acre tract of land conveyed to NTM Masonry Company, LLC as recorded in Instrument No. 20190514000535470 of the Official Public Records of Collin County, Texas, and said iron rod being the northeast corner of a called 5.956 acre tract of land as conveyed to Matthew Fortner as recorded in Instrument No. 20140417000368770 of the Official Public Records of Collin County, Texas, and said corner also being the northwest corner of a 30' Access easement described in Document No. 94-0102375 of the Official Public Records of Collin County, Texas;

THENCE S 00°19'23" W with the west line of the called 2,998 acre tract of land a distance of 785.03' to a 1/2" iron rod with plastic cap stamped "4613" found for the POINT OF BEGINNING, and said iron rod being southwest corner of the called 2,998 acre tract of land and the northwest corner of the called 3,000 acre tract of land;

THENCE S 89°46'43" E a distance of 166.85' to a 1/2" iron rod found for the southeast corner of the called 2,998 acre tract of land;

THENCE S 00°15'48" W a distance of 781.27' to a 1/2" iron rod found for corner;

THENCE N 89°38'20" W a distance of 166.38' to a 12" Wood Fence Post found for corner;

THENCE N 00°13'45" E a distance of 780.86' to the POINT OF BEGINNING and containing 130,138 Square Feet or 2.988 Acres of land.

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WAYNE GARTMAN
(TEMPORARY ADMINISTRATOR)
ESTATE OF MICHAEL WAYNE PRUITT

COUNTY OF COLLIN
STATE OF TEXAS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEY NOTES:

- The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2022, Surdukan Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide a 3,000 acre tract of land into 2 lots.

NOTICE:

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

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

SURVEYORS CERTIFICATE

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

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

COUNTY OF COLLIN
STATE OF TEXAS

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

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

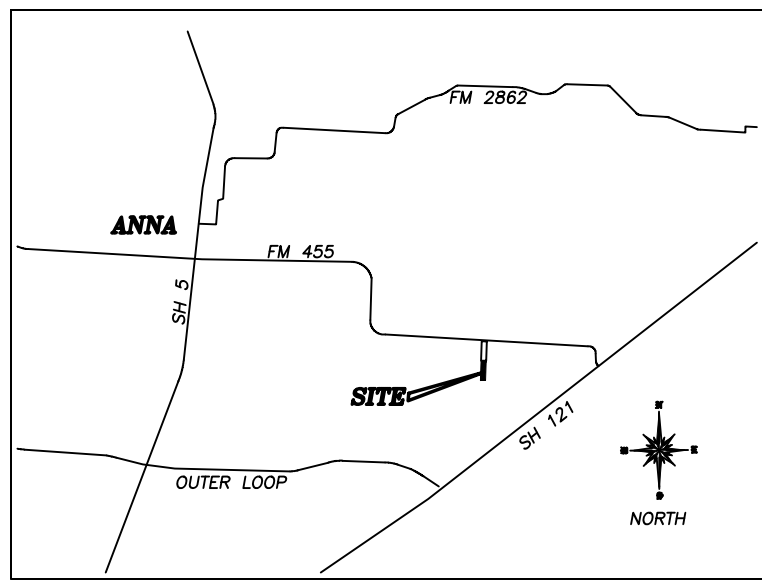
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Health Department Notes:

Health Department Certification:

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

Registered Sanitarian or Designated Representative
Collin County Development Services



VICINITY MAP
NOT TO SCALE

MINOR PLAT
PRUITT'S PLACE
BLOCK A, LOTS 1 AND 2
BEING 2.988 ACRES OUT OF THE
JAMES SORREL SURVEY, ABSTRACT NO. 858
CITY OF ANNA, TEXAS
COLLIN COUNTY, TEXAS

OWNER
ESTATE OF MICHAEL PRUITT
WAYNE GARTMAN
(TEMPORARY ADMINISTRATOR)
324 CRESCENT RD.
WACO, TEXAS 76710
(254) 744-7678

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



EXHIBIT B

April 14, 2022

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

Re: **Waiver Request – Pruitt's Place Minor Plat**

Zoning & Council Members:

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

Sec. 9.02.087 (b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district..

This waiver is requested based on the following:

- A. *This property does not adjoin dedicated ROW. The property has an existing 30' access easement through the north property currently owned by NTM MASONRY COMPANY, LLC. to F.M. No. 455 a 90' dedicated ROW.*
- B. There is an existing private road through the 30' Access Easement recorded in C.C. No. 94-0102375 that passes through property currently owned by NTM MASONRY COMPANY, LLC

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

Sincerely,



Wayne Gartman,
Temporary Administrator



Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/2/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Zoned: Planned Development (Ord. No 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC.

SUMMARY:

Request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development.

HISTORY:

Initial Zoning

The zoning of Anna Town Square (Ord. No. 129-2004) is comprised of Sub-Districts (Exhibit B) that contain adopted conditions/standards associated with each. A Concept Plan (Exhibit C) identified roadway alignments that provided borders associated with each sub-district boundary. However, within Section 4: Design Standards of the zoning there was a subsection associated with Roads which included the following language;

Roads:

..."The alignments shown on the plan are conceptual. The alignments of each of the roads may be repositioned at the time of platting for each individual tract."....

When the initial and subsequent preliminary plats were submitted for development within Anna Town Square the alignment of the proposed roadways shown on the approved Concept Plan and outlined within the Sub-District Map were modified.

Unfortunately, the Sub-District areas and Concept Plan were not modified accordingly to match that of the modified roadway alignments.

Zoning Amendments

The initial zoning associated with Anna Town Square has been amended per the following Ordinance amendments.

Ord. No. 236-2005 Additional land area added to the PD

Ord. No. 627-2013 Add an additional sub-district and modify sub-districts A & B conditions/standards.

Ord. No. 691-2015 Adding land use to sub-districts I, H, F, & D (Longhorn cattle)

Ord. No. 703-2015 Palladium apartments

Ord. No. 755-2018 Modify sub-district F & H conditions/standards

Ord. No. 942-2021 Parmore – Anna Senior apartments

Ord. No. 943-2021 The Grand at Anna apartments

REMARKS:

The subject property is located within portions of District I (Southern Town Center Adjacency Zone), District H (Southern Town Center Zone), and District D (Town Center Town Home Zone) within the Anna Town Center Planned Development Districts that are depicted within Exhibit B (Sub- District Map) and Exhibit C (Concept Plan) within Ord. No. 129-2004 (Exhibit 1).

The applicant is requesting to modify Planned Development Sub District standards and existing MF-2 Multiple-Family Residential – High Density (MF-2) development standards associated with parking, fencing, and refuse facilities.

A concept plan (Exhibit 2), Serenity at the Square Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North Single-family residences, under construction (Anna Crossing Villas).

East Across Finley Boulevard – vacant land zoned (Ord. No. 129-2004 & Ord. No. 691-2015)

South Across Sharp Street – existing single-family residences (Anna Crossing Phase 1A)

West Existing single-family residences (Anna Crossing Phase 5)

Planned Development Sub-Districts I, F, & D

The tract of land associated with the applicant's zoning amendment is located within three Planned Development Sub-Districts (I, F & D). Each district permits the land use of multi-family by-right per Exhibit D (Land Use Matrix) within Ord. No. 129-2004.

Sub-District I - Multi-family development allowed by-right with a maximum height of 3 stories or 50 feet and/or 4 stories or 65 feet when commercial uses are on the first floor.

The maximum density allowed is 24 units per acre free standing with 36 units per acre when above commercial uses.

Sub-District F - Any multi-family building located within Sub-District F must contain a commercial component. The maximum density allowed is 24 units per acre free standing with 36 units per acre when above commercial uses.

Sub-District D - Attached or detached unit types either on platted lots or multiple units on a single lot. Maximum height of two and a half stories or 35 feet.

Proposed Planned Development Stipulations

Land Use – Sub-District F requires a commercial component within any multiple-family residence building.

- The applicant is requesting to waive the commercial land use component for the area of their development located within Sub-District F

Maximum Height – Sub-District D includes a Maximum Height allowance of 2.5 Stories or 35 feet.

- The applicant is proposing to modify the maximum height allowance for the portion of the tract located within Sub-District D to match and be in alignment within Sub-District I and F.
 - 3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor.

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

- The applicant is proposing to reduce the required parking for one-bedroom and studio units to 1 space and reduce the amount of covered parking to 50%.
- The zoning will maintain the required two (2) spaces per two or more-bedroom units and additional 0.25 visitor parking requirements.

Screening fence – The MF-2 zoning requires border fencing of masonry construction not less than eight feet in height be installed along the property line on any perimeter not abutting a public street right-of-way.

When the zoning for Anna Crossing Villas, located to the north, was established and amended (Ord. No. 755-2018 & Ord. No. 768-2018) there was a specific stipulation that required a 6' masonry wall.

“A 6’ Masonry Wall shall be constructed along the Southern board of Patio Home Development.”

- The applicant is requesting not to install a screening fence along the northern property due to the zoning stipulation for Anna Crossing Villas
- Along the eastern property boundary install a six-foot-high ornamental metal fence with masonry columns at no more than 50-foot.
- Along both the northern and eastern property boundaries, in addition to the Anna Crossing Villas masonry wall and the proposed ornamental metal fencing, include a 10’ wide landscape buffer with vegetative screening. The vegetative screen is to comprise of minimum 3” caliber trees planted staggered at 25-foot centers.

Refuse Facilities – Rather than having multiple dumpsters, the application is proposing one compactor on-site and utilizing a valet waste service.

Landscape Buffer – For multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required.

- The applicant is proposing to remove the landscape buffer requirement along a section of Finley Boulevard where slip driveway and parallel parking is proposed.

To help support and justify the modified standards, the applicant has provided additional information (Exhibit 3).

ISSUES:

Land Use: A portion of the applicant’s property is located within Sub-District F. Sub-District F requires a commercial component within any multi-family residence building. The applicant is requesting to remove this requirement due to the location of Sub-District F and the form of multi-family development proposed within the majority of this sub-district area (attached 1-bedroom units, urban flats).

Building Height: A portion of the applicant’s property is located within Sub-District D. Sub-District D has a different maximum height allowance than Sub-Districts I & F. The applicant’s request to increase the maximum height maintains current maximum height allowances established for multi-family developments.

Parking: The applicant is only requesting to reduce the amount of parking allocated for 1-bedroom and studio units while maintaining requirements for larger units and guest parking. Additionally, the applicant is requesting to reduce the amount of covered parking from 75% to 50%.

Screening Fence: The residential development along the northern property boundary (Anna Villas), as part of their zoning, is required to install a 6' masonry wall along their southern district boundary. To soften the visual appearance between the multiple-family residence development and the existing residential developments to the east the applicant is requesting to install wrought iron fencing with masonry columns rather than a solid masonry wall. Additionally, along property boundaries not abutting street R.O.W., the applicant is proposing a 10-foot-wide landscape buffer comprised of trees planted staggered at 25-foot centers.

Refuse Facility: Rather than having multiple dumpster locations that could be in close proximity to neighboring developments, the applicant is requesting to install one trash compactor and utilize a valet waste service to collect residents' trash directly on scheduled days.

Landscape Buffer: The applicant is requesting to waive the 20-foot landscape buffer requirement along Finley Boulevard for the section of right-of-way where parallel parking is proposed along the slip road. The parallel parking is primarily designed for future retail tenants.

SUMMARY:

Request to modify existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

The subject property currently allows multi-family land use by-right. The applicant is proposing to modify multiple-family residence development standards that they believe will allow for a superior development than what would be allowed under existing zoning allowances.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

If the Planning & Zoning Commission is in agreement with the proposed amendments as presented by the applicant the Commission should include the following restrictions as part of their motion.

Recommended for approval as follows:

Restrictions:

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

2. Standards and Area Regulations: Development must comply with 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 unless except as otherwise modified within Standards for Multi-Family Developments identified within District I & F under Ordinance No. 129-2004 and Ordinance No. 691-2015 or as specified herein.

A. Land use: Remove commercial land use component for Sub-District F

B. Maximum height (feet): 3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor.

C. Maximum number of units: 320

D. Front yard setback: Multi-family building #4, as shown on the approved Concept Plan, shall be set back a minimum of 46 feet from the Sharp Street right-of-way.

E. Parking: A minimum of 1 off-street parking spaces shall be provided per one-bedroom and studio units, two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.

F. Covered parking: 50% of the required unit parking must be covered to include garages.

G. Perimeter fence: Border screening and fencing on any perimeter not abutting a public right-of-way shall consist of the following:

i. Ornamental metal fence, such as wrought iron or tubular steel no less than six feet in height along with masonry columns at no more than 50-foot intervals.

ii. Along the northern and eastern property boundary a 10-foot-wide landscape buffer consisting of a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers.

H. Refuse facilities: Development shall have a minimum of one compactor onsite. Each compactor 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. Development will utilize a valet waste

service to collect residents' trash directly on scheduled days.

I. Landscape buffer:

i. Waiver of the 20-foot landscape buffer requirement along Finley Boulevard for the section of right-of-way where parallel parking is proposed.

ii. A 10-foot landscape buffer/screening shall be provided along the entire building frontage of Multi-family building #4 as shown on the approved Concept Plan.

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:

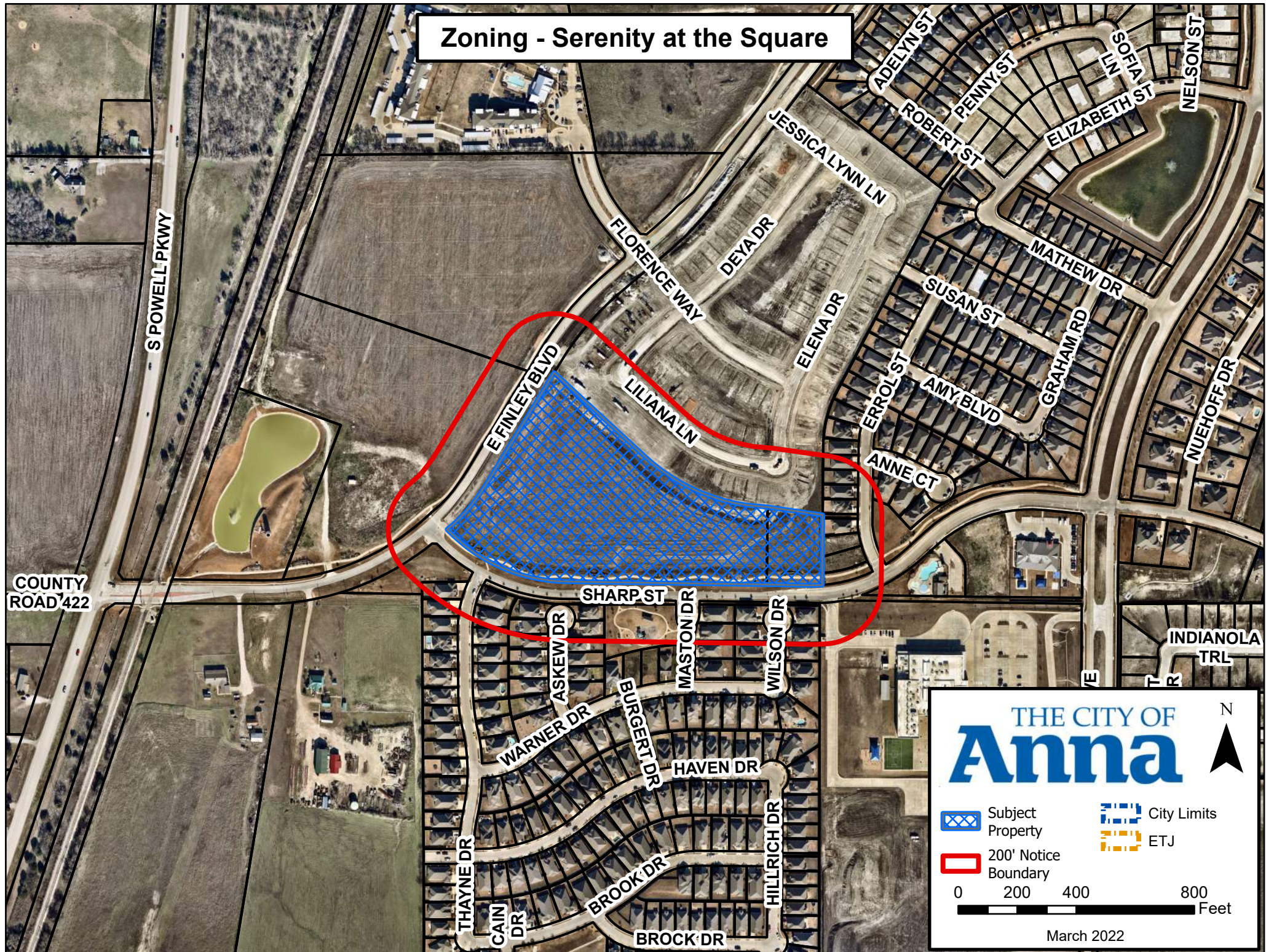
1. Serenity at the Square Locator Map 3.17
2. PZ - STAFF REPORT (Zoning) - Serenity at the Square
3. EXHIBIT 1 - Serenity zoning (ORD 129-2004, PD Zoning Town Center)
4. EXHIBIT 2 - Serenity Zoning (concept plan)
5. EXHIBIT 3 -Serenity zoning (Applicants PD justification)
6. Serenity at the Square - Color Rendering 4-27-22

APPROVALS:

Salena Tittle, Planner II

Created/Initiated - 4/29/2022

Zoning - Serenity at the Square



CITY OF ANNA
PLANNING & ZONING COMMISSION

May 2, 2022

Public Hearing: Zoning – PD-C-2/MF-2 (Serenity at the Square)

Applicant: Anna Town Square Partners I, LLC

DESCRIPTION:

Request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. The property is currently zoned Planned Development (Ord. No. 129-2004 & Ord. No. 691-2015).

HISTORY:

Initial Zoning

The zoning of Anna Town Square (Ord. No. 129-2004) is comprised of Sub-Districts (Exhibit B) that contain adopted conditions/standards associated with each. A Concept Plan (Exhibit C) identified roadway alignments that provided borders associated with each sub-district boundary. However, within Section 4: Design Standards of the zoning there was a subsection associated with Roads which included the following language;

Roads:

...“The alignments shown on the plan are conceptual. The alignments of each of the roads may be repositioned at the time of platting for each individual tract.”....

When the initial and subsequent preliminary plats were submitted for development within Anna Town Square the alignment of the proposed roadways shown on the approved Concept Plan and outlined within the Sub-District Map were modified. Unfortunately, the Sub-District areas and Concept Plan were not modified accordingly to match that of the modified roadway alignments.

Zoning Amendments

The initial zoning associated with Anna Town Square has been amended per the following Ordinance amendments.

<i>Ord. No. 236-2005</i>	Additional land area added to the PD
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<i>Ord. No. 627-2013</i>	Add an additional sub-district and modify sub-districts A & B conditions/standards.
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<i>Ord. No. 691-2015</i>	Adding land use to sub-districts I, H, F, & D (Longhorn cattle)
<i>Ord. No. 703-2015</i>	Palladium apartments
<i>Ord. No. 755-2018</i>	Modify sub-district F & H conditions/standards
<i>Ord. No. 942-2021</i>	Parmore – Anna Senior apartments
<i>Ord. No. 943-2021</i>	The Grand at Anna apartments

REMARKS:

The subject property is located within portions of District I (Southern Town Center Adjacency Zone), District H (Southern Town Center Zone), and District D (Town Center Town Home Zone) within the Anna Town Center Planned Development Districts that are depicted within Exhibit B (Sub- District Map) and Exhibit C (Concept Plan) within Ord. No. 129-2004 (Exhibit 1).

The applicant is requesting to modify Planned Development Sub District standards and existing MF-2 Multiple-Family Residential – High Density (MF-2) development standards associated with parking, fencing, and refuse facilities.

A concept plan (Exhibit 2), Serenity at the Square Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Single-family residences, under construction (Anna Crossing Villas).
East	Across Finley Boulevard – vacant land zoned (Ord. No. 129-2004 & Ord. No. 691-2015)
South	Across Sharp Street – existing single-family residences (Anna Crossing Phase 1A)
West	Existing single-family residences (Anna Crossing Phase 5)

Planned Development Sub-Districts I, F, & D

The tract of land associated with the applicant's zoning amendment is located within three Planned Development Sub-Districts (I, F & D). Each district permits the land use of multi-family by-right per Exhibit D (Land Use Matrix) within Ord. No. 129-2004.

Sub-District I - Multi-family development allowed by-right with a maximum height of 3 stories or 50 feet and/or 4 stories or 65 feet when commercial uses are on the first floor. The maximum density allowed is 24 units per acre free standing with 36 units per acre when above commercial uses.

Sub-District F - Any multi-family building located within Sub-District F must contain a commercial component. The maximum density allowed is 24 units per acre free standing with 36 units per acre when above commercial uses.

Sub-District D - Attached or detached unit types either on platted lots or multiple units on a single lot. Maximum height of two and a half stories or 35 feet.

Proposed Planned Development Stipulations

Land Use – Sub-District F requires a commercial component within any multiple-family residence building.

- The applicant is requesting to waive the commercial land use component for the area of their development located within Sub-District F

Maximum Height – Sub-District D includes a Maximum Height allowance of 2.5 Stories or 35 feet.

- The applicant is proposing to modify the maximum height allowance for the portion of the tract located within Sub-District D to match and be in alignment within Sub-District I and F.
 - *3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor.*

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

- The applicant is proposing to reduce the required parking for one-bedroom and studio units to 1 space and reduce the amount of covered parking to 50%.
- The zoning will maintain the required two (2) spaces per two or more-bedroom units and additional 0.25 visitor parking requirements.

Screening fence – The MF-2 zoning requires border fencing of masonry construction not less than eight feet in height be installed along the property line on any perimeter not abutting a public street right-of-way.

When the zoning for Anna Crossing Villas, located to the north, was established and amended (Ord. No. 755-2018 & Ord. No. 768-2018) there was a specific stipulation that required a 6' masonry wall.

“A 6' Masonry Wall shall be constructed along the Southern board of Patio Home Development.”

- The applicant is requesting not to install a screening fence along the northern property due to the zoning stipulation for Anna Crossing Villas
- Along the eastern property boundary install a six-foot-high ornamental metal fence with masonry columns at no more than 50-foot.

- Along both the northern and eastern property boundaries, in addition to the Anna Crossing Villas masonry wall and the proposed ornamental metal fencing, include a 10' wide landscape buffer with vegetative screening. The vegetative screen is to comprise of minimum 3" caliber trees planted staggered at 25-foot centers.

Refuse Facilities – Rather than having multiple dumpsters, the application is proposing one compactor on-site and utilizing a valet waste service.

Landscape Buffer – For multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required.

- The applicant is proposing to remove the landscape buffer requirement along a section of Finley Boulevard where slip driveway and parallel parking is proposed.

To help support and justify the modified standards, the applicant has provided additional information (Exhibit 3).

ISSUES:

Land Use: A portion of the applicant's property is located within Sub-District F. Sub-District F requires a commercial component within any multi-family residence building. The applicant is requesting to remove this requirement due to the location of Sub-District F and the form of multi-family development proposed within the majority of this sub-district area (attached 1-bedroom units, urban flats).

Building Height: A portion of the applicant's property is located within Sub-District D. Sub-District D has a different maximum height allowance than Sub-Districts I & F. The applicant's request to increase the maximum height maintains current maximum height allowances established for multi-family developments.

Parking: The applicant is only requesting to reduce the amount of parking allocated for 1-bedroom and studio units while maintaining requirements for larger units and guest parking. Additionally, the applicant is requesting to reduce the amount of covered parking from 75% to 50%.

Screening Fence: The residential development along the northern property boundary (Anna Villas), as part of their zoning, is required to install a 6' masonry wall along their southern district boundary. To soften the visual appearance between the multiple-family residence development and the existing residential developments to the east the applicant is requesting to install wrought iron fencing with masonry columns rather than a solid masonry wall. Additionally, along property boundaries not abutting street R.O.W., the applicant is proposing a 10-foot-wide landscape buffer comprised of trees planted staggered at 25-foot centers.

Refuse Facility: Rather than having multiple dumpster locations that could be in close proximity to neighboring developments, the applicant is requesting to install one trash compactor and utilize a valet waste service to collect residents' trash directly on scheduled days.

Landscape Buffer: The applicant is requesting to waive the 20-foot landscape buffer requirement along Finley Boulevard for the section of right-of-way where parallel parking is proposed along the slip road. The parallel parking is primarily designed for future retail tenants.

SUMMARY:

Request to modify existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

The subject property currently allows multi-family land use by-right. The applicant is proposing to modify multiple-family residence development standards that they believe will allow for a superior development than what would be allowed under existing zoning allowances.

RECOMMENDATION:

If the Planning & Zoning Commission is in agreement with the proposed amendments as presented by the applicant the Commission should include the following restrictions as part of their motion.

Recommended for approval as follows:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with 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 unless except as otherwise modified within Standards for Multi-Family Developments identified within District I & F under Ordinance No. 129-2004 and Ordinance No. 691-2015 or as specified herein.
 - A. Land use: Remove commercial land use component for Sub-District F
 - B. Maximum height (feet): 3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor.
 - C. Maximum number of units: 320

- D. Front yard setback: Multi-family building #4, as shown on the approved Concept Plan, shall be set back a minimum of 46 feet from the Sharp Street right-of-way.
 - E. Parking: A minimum of 1 off-street parking spaces shall be provided per one-bedroom and studio units, two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.
 - F. Covered parking: 50% of the required unit parking must be covered to include garages.
 - G. Perimeter fence: Border screening and fencing on any perimeter not abutting a public right-of-way shall consist of the following:
 - i. Ornamental metal fence, such as wrought iron or tubular steel no less than six feet in height along with masonry columns at no more than 50-foot intervals.
 - ii. Along the northern and eastern property boundary a 10-foot-wide landscape buffer consisting of a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers.
 - H. Refuse facilities: Development shall have a minimum of one compactor onsite. Each compactor 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. Development will utilize a valet waste service to collect residents' trash directly on scheduled days.
 - I. Landscape buffer:
 - i. Waiver of the 20-foot landscape buffer requirement along Finley Boulevard for the section of right-of-way where parallel parking is proposed.
 - ii. A 10-foot landscape buffer/screening shall be provided along the entire building frontage of Multi-family building #4 as shown on the approved Concept Plan.
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.

CITY OF ANNA, TEXAS

ORDINANCE NO. 129 - 2004

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF ANNA TO PROVIDE FOR REZONING OF CERTAIN PROPERTY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of the property described in Exhibit A attached hereto has requested a certain zoning for said property; and

WHEREAS, the City of Anna is experiencing dramatic growth, and;

WHEREAS, it is desirous that such growth contribute to the economic viability of Anna's existing Town Center, and;

WHEREAS, economic viability necessitates that planning of the City's future thoroughfares continue to bring market demand to the town center area, and;

WHEREAS, mixed use commercial and residential land uses attracted to that demand provide continued activity and life for the Town Center, and;

WHEREAS, the clustering of commercial and residential uses supports the attractiveness of Anna as a destination for future mass transit, and;

WHEREAS, viable mass transit will reduce vehicular trips, encourages pedestrian use of the core area, and further reinforce the economic health of the City's core, and;

WHEREAS, the City Council of the City of Anna has given the requisite notices and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council of the City of Anna has concluded that the Zoning Ordinance of the City of Anna should be amended as follows:

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

Section 1. The Comprehensive Zoning Ordinance and Thoroughfare Plan of the City of Anna, Texas, is amended by zoning the tract described in Exhibit A, attached hereto and made an integral part of this Ordinance, as Planned Development (PD).

Section 2. The Town Center Planned Development District described in Exhibit "A" is comprised of certain Planned Development Sub Districts. These Sub Districts are described below and shown on Exhibit "B". The Concept Plan for the Anna Town Center Planned Development District is as shown on the attached Exhibit "C". The approved uses for each of the Sub Districts within the PD are shown on the attached Exhibit "D".

Establishment of Districts

For the purpose of this Planned Development ordinance, the land described in Exhibit A, is hereby divided into districts as follows:

District A- Southern Single Family Zone

District B- Eastern Single Family Zone

District C- Single Family Transition Zone

District D- Town Center Town Home Zone

District E- Town Center Adjacency Zone

District F- Town Center Retail Zone

District G- Town Center Zone

District H- Southern Town Center Zone

District I- Southern Town Center Adjacency Zone

District A. *Southern Single Family Zone*

This district containing approximately 55 gross acres is limited to single family residential land use, amenity uses commonly associated with residential development (including swim center, sales center, model park), school, and park/ open space improvements as may be required by City of Anna Ordinances. This district will be surrounded on three sides by land that is not within the New Town Center Area. For this reason, the Southern Single Family Zone will most closely match typical single-family development found in Anna. The district most similar to "PD" District A is the "SF-60" district. The density in this area shall not exceed 4.25 units to the acre. Curvilinear Street design will be used when market and site conditions permit. The street and lot layouts shown on Exhibit "C" may be revised at the preliminary plat stage of development.

1. Uniform canopy tree (same species along each street in district) plantings in the parkway, and
2. Streets longer than 900 feet will have sufficient curvilinear alignment (or other plan features) to create a terminal vista in the street view.

	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,000 SF	
Minimum Width	55' at Building Line*	
Minimum Depth	100'	120'
Minimum Front Yard Setback	20'	25'
Minimum Rear Yard Setback	20'	25'
Side Yard Setback	5' or 10% of lot width (whichever is greater)	10'
Side Yard Corner	10'	15'
Masonry Percentage	75%	60% Brick or Rock Veneer, front 100%
Minimum Trees	Two (3") Caliper	
Maximum Height	2.5 Stories or 35 feet	
Maximum Lot Coverage	60%	45%

* Minimum widths and depths may vary for cul de sac lots. Building lines for cul-de-sac lots will be established on the Development Plan and or preliminary Plat.

District B. *Eastern Single Family Zone*

This district will provide a transition to the eastern portions of Anna that will be dominated by the Highway 121 corridor. The divided boulevard (conceptually illustrated on the concept plan, Exhibit "C") will be landscaped with a single row of three inch (3") canopy trees at the time of planting from the same species planted on fifty foot centers.

The Eastern Single Family Zone containing approximately 64 gross acres is limited to single family land uses, amenity uses commonly associated with residential development (including swim center, sales center, and model park), and park/ open space as may be required by City of Anna Ordinances. Within this district, larger lots shall be north and east of the main boulevard and provide for a transition to the smaller lots found near the Town Center. The district most similar to "PD" District B is the "SF-60" district. The density in this area shall not exceed 4.5 units to the acre throughout the district and the area south and west of the boulevard shall not exceed 5 units to the acre. Curvilinear Street design will be used when market and site conditions permit. The street and lot layouts shown on Exhibit "C" may be revised at the preliminary plat stage of development.

1. Uniform canopy tree (same species along each street in district) plantings in the parkway, and
2. Streets longer than 900 feet will have sufficient curvilinear alignment (or other plan features) to create a terminal vista in the street view.

	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	5,500 SF	
Minimum Width	50' at Building Line*	
Minimum Depth	100'	120'
Minimum Front Yard Setback	20'	25'
Minimum Rear Yard Setback	20'	25'
Side Yard Setback	5' or 10% of lot width (whichever is greater)	10'
Side Yard Corner	10'	15'
Masonry Percentage	75%	60% Brick or Rock Veneer, front 100%
Minimum Trees	Two (3") Caliper	
Maximum Height	2.5 Stories or 35 feet	
Maximum Lot Coverage	60%	45%

* Minimum widths and depths may vary for cul de sac lots. Building lines for cul-de-sac lots will be established on the preliminary Plat.

District C. *Single Family Transition Zone*

This purpose of this district is to transition from District B, The Eastern Single Family Zone, and District E, the Town Center Adjacency Zone. This transition area shall be associated with the smaller lots and more urban feel of the Town Center.

The Single Family Transition Zone contains approximately 15 gross acres and is limited to single family land uses, amenity uses commonly associated with residential development (including swim center, sales center, and model park), and park/ open space as may be required by City of Anna ordinances. The district most similar to "PD" District C is the "SF-60" district. The density in this area shall not exceed 5.25 units to the acre. This area shall require the following additional streetscape enhancements: Curvilinear Street design will be used when market and site conditions permit. The street and lot layouts shown on Exhibit "C" may be revised at the preliminary plat stage of development.

- 1.Uniform canopy tree (same species along each street in district) plantings in the parkway,
- 2.Enhanced dual layered landscaping that comprises 25% of the house width, and
- 3.Streets longer than 900 feet will have sufficient curvilinear alignment (or other plan features) to create a terminal vista in the street view.

	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	5,000 SF	6,000 SF
Minimum Width	45' at Building Line*	50'
Minimum Depth	100'	120'
Minimum Front Yard Setback	15'	25'
Minimum Rear Yard Setback	15'	25'
Side Yard Setback	5' or 10% of lot width (whichever is greater)	10'
Side Yard Corner	10'	15'
Masonry Percentage	75%	60% Brick or Rock Veneer, front 100%
Minimum Trees	Two (3") Caliper	
Maximum Height	2.5 Stories or 35 feet	
Maximum Lot Coverage	60%	45%

* Minimum widths and depths may vary for cul de sac lots. Building lines for cul-de-sac lots will be established on the preliminary Plat.

District D. *Town Center Town House Zone*

The purpose of this district is to provide an area in which either attached or detached housing is available on small lots. These smaller lots may have a side yard of zero or five feet depending on unit type. This area is intended to provide to a housing type that bridges between the single family uses found to the east and south of this zone and the multi family uses found in the Town Center Zone. These lots may be on individually platted lots or multiple units may exist on a single lot so that future "for sale" and/ or "rental" markets may be served within this Planned Development.

The Town Center Town House Zone contains approximately 28 gross acres and is limited to for sale or rental residential units with a maximum density of 12 units to the acre and a maximum height of two and a half stories or 35 feet. The zoning district most similar to "PD" District D is the "SF-TH" District. Two off street parking spaces per unit will be required. The street and lot layouts shown on Exhibit "C" may be revised at the preliminary plat stage of development.

	ADOPTED "PD" CONDITIONS	CURRENT "SF-TH" STANDARDS
Minimum Lot Size	2,500 SF per unit	2,700 SF per unit
Minimum Width	20' at Building Line*	25'
Minimum Depth	100'	
Minimum Front Yard Setback	15'	20'
Minimum Rear Yard Setback	15'	25'
Side Yard Setback (On non Zero Side)	5' or 10% of lot width (whichever is greater)	14' between end of bldgs.
Side Yard Corner	10'	15'
Masonry Percentage	70%	
Minimum Trees	One (3") Caliper	
Maximum Height	2.5 Stories or 35 feet	
Maximum Lot Coverage	60%	

* Minimum widths and depths may vary for cul de sac lots. Building lines for cul-de-sac lots will be established on the preliminary Plat.

District E. Town Center Adjacency Zone

This district is intended to provide for relatively dense condominium and apartment developments with density not to exceed 24 units per acre when only multi-family units are constructed and 36 units per acre when commercial is developed as an integral part of the development, and compatible commercial uses. The permitted density begins to visually define town center and provides resident support for town center commercial uses and street life.

The Town Center Adjacency Zone contains approximately 14 gross acres and permits both multi family and retail land uses. Multi-family land uses may occur with amenity uses commonly associated with multi-family development (including swim center, recreation center, and sales center). See Section 3 for Development Schedule on Multi-family Developments. Retail land uses include restaurants, entertainment and office. Portions of this district developed as residential will be most similar to the "MF-2" zoning district. Portions of this district developed as retail will be most similar to the "C-2" zoning district. Three story structures up to a maximum height of 50 feet are allowed, unless the first floor is used for commercial in which case four stories will be allowed with a maximum height of 65 feet. The maximum multi-family density shall be 24 units to the acre when retail is not incorporated into first floor space and 36 units to the acre when retail is so incorporated in a quantity equal to or greater than 10% of the total first floor area of multifamily structures fronting all of the collector streets shown on the concept development plan, Exhibit "C"). Parking Lots shall be allowed within the Front Yard Setback area. Commercial uses shall develop according to the standards in District F. Commercial uses shall be limited to four stories or 65 feet.

STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

	ADOPTED "PD CONDITIONS	CURRENT "MF-2" STANDARDS
Minimum Front Yard Setback	20' for one or two story buildings & 30' for three or four story buildings	25'
Minimum Rear Yard Setback	0'	25'
Side Yard Setback	0'	
Side Yard Corner	0'	25'
Masonry Percentage	75%	
Minimum Trees	Four (3") Caliper Trees	
Maximum Height	3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor. 2 story height limitation within 80' of north and east sides of District.	45'
Maximum Density	24 units per acre with 36 units per acre permitted when first floor retail is incorporated in the multifamily project	25 units per acre with special fire protection equipment.

STANDARDS FOR COMMERCIAL DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "C-2" STANDARDS
Minimum Lot Size	None	
Minimum Width	None	60'
Minimum Depth	None	
Minimum Front Yard Setback	15'	25'
Minimum Rear Yard Setback	0''	10' except 15' when abutting any district requiring a side yard.
Side Yard Setback	None	5' except 15' when abutting any district requiring a side yard.
Side Yard Corner	15'	25'
Maximum Lot Coverage	70%	

Maximum Height	4 Stories or 65 feet	35'
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District F. *Town Center Retail Zone*

This district is intended to provide for retail, restaurant, and commercial uses near the Town Center Zone, including convenience stores, shopping centers, and office buildings, but not including wholesaling or warehousing. Uses in this area provide the kind of living and shopping activities that give greater identity and life to the Town Center. The Town Center Retail Zone contains approximately 15 gross acres and permits retail (including restaurants, entertainment, and office uses) and multi-family land uses. See Exhibit C Multi-Family Development Matrix. The maximum height in this area shall be three stories, or 50 feet. Buildings shall not be closer than 15 feet to any street. Multi-family is encouraged above first floor retail. The maximum multi-family density shall be 24 units to the acre when retail is not incorporated into first floor space and 36 units to the acre when retail is so incorporated in a quantity equal to or greater than 10% of the total first floor area of multifamily structures fronting all of the collector streets shown on the concept development plan, Exhibit "C"). When use of retail permits an increase in density, the building height may be increased to four stories, or 65 feet. This district when developed will be most similar to a "C-2" zoning district. Single-family residential uses shall be permitted in this district in accordance with the "Single Family Alternate" conditions specified in ordinance section 3.

Collector streets or portions of collector streets located within this zone (as shown on the approved concept development plan (Exhibit "C")) shall be planted with a single row of canopy street trees, planted at 50 feet on center along the frontage of each project area.

STANDARDS FOR COMMERCIAL DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "C-2" STANDARDS
Minimum Lot Size	None	
Minimum Width	None	60'
Minimum Depth	None	
Minimum Front Yard Setback	15'	25'
Minimum Rear Yard Setback	0'	10' except 15' when abutting any district requiring a side yard.
Side Yard Setback	None	5' except 15' when abutting any district requiring a side yard.
Side Yard Corner	15'	25'
Maximum Lot Coverage	80%	
Maximum Height	3 Stories or 50 feet	35'

STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "MF-2" STANDARDS
Minimum Front Yard Setback	20' for one or two story buildings & 30' for three or four story buildings	25'
Minimum Rear Yard Setback	0'	25'
Side Yard Setback	0'	
Side Yard Corner	0'	25'
Masonry Percentage	75%	
Minimum Trees	Four (3") Caliper Trees	
Maximum Height	3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor	45'
Maximum Density	24 units per acre with 36 units per acre permitted when first floor retail is incorporated in the multifamily project	25 units per acre with special fire protection equipment.

District G. *Town Center Zone*

This district is intended to be the central location within all the districts. This district has the largest variety of uses. This district shall also allow the most intensive uses within the PD. It is intended to provide places for people to live, work, shop and recreate.

The Town Center Zone is approximately 40 gross acres and permits multi-family (See Exhibit C Multi-Family Development Matrix.), retail (including restaurants, entertainment, and office uses) and potential civic uses such as a Town Hall, public open space, libraries, community center, and mass transit station (but not public works facilities).

Civic uses shall be developed in such a manner that they preserve access to, and view of, public open areas from the collector streets as shown on the conceptual development plan (Exhibit "C"). Public buildings shall be built a maximum of 15 feet from the street right of way unless a public plaza or parking in front of the building is provided. Parking located between the building and the street may not exceed more than one parking aisle and two rows of parking spaces in order to maintain the relationship of pedestrian scale in the streetscape. Pedestrian connection between street and public building (across the parking aisle between street and building) must be clearly indicated in the parking design. Civic area donations/dedications do not offset required park fees.

Stand-alone retail land uses shall be developed according to the Commercial Development standards specified below except as amended by the following text for retail uses incorporated with multi-family uses.

Multi family residential units may be developed according to the standards specified below with the exception that density may be increased to 36 units per acre when commercial uses are provided on the first floor of multi-family development in amounts that equal or exceed 10% of the first total floor area of those multifamily structures fronting all of the major collectors shown on the approved concept development plan (Exhibit "C"). When use of retail permits an increase in density, the building height may be increased to four stories, or 65 feet. The district when developed as commercial will be most similar to the "C-2" district.

Collector streets or portions of collector streets located within this zone (as shown on the approved concept development plan (Exhibit "C")) shall be planted with a single row of canopy street trees, planted at 50 feet on center along the frontage of each project area.

STANDARDS FOR COMMERCIAL DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "C-2" STANDARDS
Minimum Lot Size	None	
Minimum Width	None	60'
Minimum Depth	None	
Minimum Front Yard Setback	15'	25'
Minimum Rear Yard Setback	0'	10' except 15' when abutting any district requiring a side yard.
Side Yard Setback	None	5' except 15' when abutting any district requiring a side yard.
Side Yard Corner	15'	25'
Maximum Lot Coverage	85%	
Maximum Height	4 Stories or 65 feet	35'

STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "MF-2" STANDARDS
Minimum Front Yard Setback	20' for one or two story buildings & 30' for three or four story buildings	25'
Minimum Rear Yard Setback	0'	25'
Side Yard Setback	0'	
Side Yard Corner	0'	25'
Masonry Percentage	75%	

Minimum Trees	Four (3") Caliper Trees	
Maximum Height	3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor	45'
Maximum Density	24 units per acre free standing with 36 units per acre when above commercial uses.	25 units per acre with special fire protection equipment.

District H. *Southern Town Center Zone*

The Southern Town Center Zone is approximately 25 gross acres and permits multi-family(See Exhibit C Multi-Family Development Matrix.), retail (including restaurants, entertainment, and office uses.

Stand alone retail land uses shall be developed according to the Commercial Development standards specified below except as amended by the following text for retail uses incorporated with multi-family uses.

Multi family residential units may be developed according to the standards specified below with the exception that density may be increased to 36 units per acre when commercial uses are provided on the first floor of multi-family development in amounts that equal or exceed 10% of the first total floor area of those multifamily structures fronting a major collector shown on the approved concept development plan (Exhibit "C"). When use of retail permits an increase in density, the building height may be increased to four stories, or 65 feet. The district when developed as commercial will be most similar to the "C-2" district.

Collector streets or portions of collector streets located within this zone (as shown on the approved concept development plan (Exhibit "C")) shall be planted with a single row of canopy street trees, planted at 50 feet on center along the frontage of each project area.

Single family residential uses shall be permitted in this district in accordance with the "Single Family Alternate" conditions specified in ordinance Section 3.

STANDARDS FOR COMMERCIAL DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "C-2" STANDARDS
Minimum Lot Size	None	
Minimum Width	None	60'
Minimum Depth	None	
Minimum Front Yard Setback	15'	25'
Minimum Rear Yard Setback	0'	10' except 15' when abutting any district requiring a side yard.
Side Yard Setback	None	5' except 15' when abutting any district requiring a side yard.
Side Yard Corner	15'	25'
Maximum Lot Coverage	85%	
Maximum Height	4 Stories or 65 feet	35'

STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "MF-2" STANDARDS
Minimum Front Yard Setback	20' for one or two story buildings & 30' for three or four story buildings	25'
Minimum Rear Yard Setback	0'	25'
Side Yard Setback	0'	
Side Yard Corner	0'	25'
Masonry Percentage	75%	
Minimum Trees	Four (3") Caliper Trees	
Maximum Height	3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor	45'
Maximum Density	24 units per acre free standing with 36 units per acre when above commercial uses.	25 units per acre with special fire protection equipment.

District I. *Southern Town Center Adjacency Zone*

This district is intended to provide for relatively dense condominium and apartment developments with density not to exceed 24 units per acre when only multi-family units are constructed and 36 units per acre when commercial is developed as an integral part of the development, and compatible commercial uses. . The permitted density begins to visually define town center and provides resident support for town center commercial uses and street life.

The Town Center Adjacency Zone contains approximately 18 gross acres and permits both multi family (See Exhibit C Multi-Family Development Matrix.) and retail land uses. Multi-family land uses may occur with amenity uses commonly associated with multi-family development (including swim center, recreation center, and sales center). Retail land uses include restaurants, entertainment and office. Portions of this district developed as residential will be most similar to the "MF-2" zoning district. Portions of this district developed as retail will be most similar to the "C-2" zoning district. Three story structures up to a maximum height of 50 feet are allowed, unless the first floor is used for commercial in which case four stories will be allowed with a maximum height of 65 feet. The maximum multi-family density in this area is 24 units to the acre and 36 units to the acre when portions of the first floor space have commercial uses. Parking Lots shall be allowed within the Front Yard Setback area. Commercial uses shall develop according to the standards in District F. Commercial uses shall be limited to four stories or 65 feet.

Single-family residential uses shall be permitted in this district in accordance with the "Single Family Alternate" conditions specified in ordinance section 3.

STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "MF-2" STANDARDS
Minimum Front Yard Setback	20' for one or two story buildings & 30' for three or four story buildings	25'
Minimum Rear Yard Setback	0'	25'
Side Yard Setback	0'	
Side Yard Corner	0'	25'
Masonry Percentage	75%	
Minimum Trees	Four (3") Caliper Trees	
Maximum Height	3 Stories or 50 feet; 4 Stories or 65 feet when commercial uses are on the first floor. . 2 story height limitation within south 80' of District.	45'
Maximum Density	24 units per acre free standing with 36 units per acre when above commercial uses.	25 units per acre with special fire protection equipment.

STANDARDS FOR COMMERCIAL DEVELOPMENTS

	ADOPTED "PD" CONDITIONS	CURRENT "C-2" STANDARDS
Minimum Lot Size	None	
Minimum Width	None	60'
Minimum Depth	None	
Minimum Front Yard Setback	15'	25'
Minimum Rear Yard Setback	0''	10' except 15' when abutting any district requiring a side yard.
Side Yard Setback	None	5' except 15' when abutting any district requiring a side yard.
Side Yard Corner	15'	25'
Maximum Lot Coverage	70%	
Maximum Height	4 Stories or 65 feet	35'

Section 3: Additional Landuse and Development Requirements for all Sub Districts

Development Schedule: District A, B, C, D, E, F, G, H, & I

District	
A	As Demanded by the free Market
B	As Demanded by the free Market
C	As Demanded by the free Market
D	As Demanded by the free Market
E	As Demanded by the free Market, however, No Single-Family Development shall occur on this tract and No Multi-family Development shall occur in District E until such time as the portion of District G that lies between the civic area and the western edge of District E construction has commenced. Simultaneous construction of said portion of District G and District E is allowed.
F	As Demanded by the free Market (See Exhibit C Multi-Family Development Matrix.)
G	As Demanded by the free Market, however, No Single-Family Development shall occur on this tract.
H	As Demanded by the free Market (See Exhibit C Multi-Family Development Matrix.)
I	As Demanded by the free Market (See Exhibit C Multi-Family Development Matrix.)

Alternate Detached Single-Family Residential Development in Districts I, F, H, and

At the time of submitting a detailed development plan for Districts I, F, and H, , the property owner may select to develop detached single-family uses instead of the multi-family and non-residential uses permitted for Districts I, F, and H, . When an alternate single-family is selected for any of Districts I, F, and H, such single-family development shall comply with the following standards:

District	
I	Detached Single-Family to be developed with a maximum density of 3.5 units to the acre meeting the requirements of District A.
F	Detached Single-Family to be developed with a maximum density of 3.5 units to the acre meeting the requirements of District A.
H	Detached Single-Family to be developed with a maximum density of 3.5 units to the acre meeting the requirements of District A.

Section 4: Design Standards

Masonry Requirements: "Masonry" means brick, stone, pre-cast stone, and any other similar veneer material, but excluding cement fiber materials, attached to an outside wall. Masonry percentages are calculated as a percent of the surface excluding windows and doors, or other architectural offsets.

Garages:

Garages may be front facing.

Sidewalks:

Sidewalks will be installed along the street frontage of all single family residential lots prior to the issuance of a final certificate of occupancy for each house constructed thereon.

Roads:

The roads shown on the Concept Plan, Exhibit "C" are designed to create enhanced streetscapes in addition to conveying traffic into the Town Center. The alignments shown on the plan are conceptual. The alignments of each of the roads may be repositioned at the time of platting for each individual tract. Road "A" (shown in pink on the Concept Plan) shall have a dedication of 120' of right of way (ROW). It shall be constructed like the existing Highway 5; having the same cross section design and materials. Roads "B", "C", and "D" shall have the same right of way and paving cross section design as a residential collector with thirty seven feet of pavement. In the event that the higher density uses contemplated in the PD such as townhouse, multi-family, and large area of retail are developed as single family subdivisions, some of the roads shown on the Concept Plan may not be needed due to the lack of traffic in the area. The final road alignment may be modified and the ROW may be reduced at the time of Preliminary Plat if it is determined by the City that the full road section is not needed. In the event that Districts F, H, or I or any portion of them are developed with detached single family uses, the thoroughfares required for those areas shall be either those shown on the Concept Plan (Exhibit "C") or modifications thereof or the thoroughfares shown on the Future Land Use Plan. In any event, these thoroughfares will be located in a manner which will accommodate the detached single family uses. Alternative road plans that illustrate the connections from the PD to the adjacent lands are shown on the attached Exhibit E.

Section 5: Subsequent Approvals

A preliminary plat shall be submitted for all portions of the Property. Multifamily and Commercial uses shall require a detailed Site Plan to be submitted that conforms with the approved uses described in Exhibit D and the provisions for the District in which that portion of the Property lies. A detailed Site Plan in conformance with the concept plan shall be reviewed and approved by the City prior to the issuance of a building permit. An owner of land in the District may file applications to amend this ordinance as the ordinance pertains to the applicant's land without obtaining the consent or joinder of the owners of any other tracts of land in the District.

Section 6. If provisions of the City of Anna Zoning Ordinance conflict with the provisions of this ordinance, the provisions of this ordinance shall supercede.

Section 7. The official Zoning Map, Thoroughfare Plan, and Master Plan of the City of Anna shall be amended to reflect the change in zoning, land use and thoroughfare patterns, described herein.

Section 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

PASSED on this the 24 th day of February, 2004, by the following vote of the City Council of the City of Anna, Texas,

AYES	<u>4</u>
NAYS	<u>0</u>
ABSTAIN	<u>0</u>

APPROVED:

ATTEST:



Mayor



City Secretary

Attachments to PD

<u>Exhibit "A"</u>	Legal Description
<u>Exhibit "B"</u>	Sub- District Map
<u>Exhibit "C"</u>	Concept Plan
<u>Exhibit "D"</u>	Land Use Matrix
<u>Exhibit "E"</u>	Alternative Road Alignments
<u>Exhibit "F"</u>	Landscape Requirements

EXHIBIT A

Legal Description

SITUATED in the State of Texas, County of Collin, being part of the Grandison Stark Survey, Abstract No. 798, being a 40 acre tract of land as recorded under County Clerk No. 2004-0032912, a 23.80 acre tract as recorded under County Clerk No. 2004-0030425, a 129.92 acre "Tract 1" as recorded under County Clerk No. 2004-0038965, a 36.30 acre tract as recorded under County Clerk No. 2004-0038962, a 40.5756 acre tract as recorded in Volume 5618, Page 2878 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at the northwest corner of said 40 acre tract in the southeast right-of-way line of a D.A.R.T. Railway and also being the southwest corner of a 159.124 acre tract as recorded in Volume 4942, Page 511 of the Collin County Land Records;

THENCE with the north line of said 40 acre tract, said 23.80 acre tract, and the south line of said 159.124 acre tract, North 88°16'17" East, 2918.98 feet to the northeast corner of said 23.80 acre tract and the northwest corner of 43.67 acre tract as recorded under County Clerk No. 2004-0109810 of the Collin County Land Records;

THENCE with the east line of said 23.80 acre tract and the west line of said 43.67 acre tract, South 01°40'25" East, 926.01 feet to the southeast corner of said 23.80 acre tract, the southwest corner of said 43.67 acre tract and being in the north line of the aforementioned 219.92 acre "Tract 1";

THENCE with the north line of said 129.92 acre "Tract 1", the north line of the aforementioned 36.30 acre tract and the south line of said 43.67 acre tract, North 89°07'53" East, 1323.42 feet to the northeast corner of said 36.30 acre tract and the northwest corner of La Paloma Addition, an addition to Collin County as recorded in Volume C, Page 418 of the Collin County Map Records;

THENCE with the east line of said 36.30 acre tract and the west line of said La Paloma Addition, South 00°26'08" East, 1527.90 feet to the southeast corner of said 36.30 acre tract, the southwest corner of La Paloma Addition, and being in the north line of Morrison's 133.73 acre tract;

THENCE with the south line of said 36.30 acre tract, said 129.92 acre "Tract 1" and the north line of Morrison's 133.73 acre tract as follows: North 88°58'33" West, 15.93 feet and South 88°59'53" West, 1884.00 feet to the northwest corner of Morrison's 133.73 acre tract in the east line of Stratton's 36.916 acre tract and the east margin of County Road 422;

THENCE with a west line of said 129.92 acre "Tract 1", an east line of Stratton's 36.916 acre tract, and the east margin of County Road 422, North 00°00'07" East, 18.35 feet to the northeast corner of Stratton's 36.916 acre tract;

THENCE with the north line of Stratton's 36.916 acre tract, a south line of said 129.92 acre "Tract 1", and the north margin of County Road 422, North 89°59'53" West, 951.30 feet to an interior corner of the herein described premises;

THENCE crossing County Road 422, South 00°19'00" East along the east line of the aforementioned 40.5756 acre tract and Stratton's 36.916 acre west line a total distance of

1357.97 feet to the southeast corner of said 40.5756 acre tract, Stratton's southwest corner, and being in the Warne's 20.16 acre tract;

THENCE with the south line of said 40.5756 acre tract, Warne's north line, the north line of Price's 6.00 acre tract as recorded under County Clerk No. 93-0007843 of the Collin County Land Records, and the north line of Frank's 10.154 acre tract as recorded under County Clerk No. 96-0067663 of the Collin County Land Records, North 89°50'00" West, 1338.31 feet to the southwest corner of said 40.5756 acre tract, the northwest corner of Frank's 10.154 acre tract, and being in the east line of Cunningham's 19.211 acre tract as recorded in Volume 4802, Page 3435 of the Collin County Land Records;

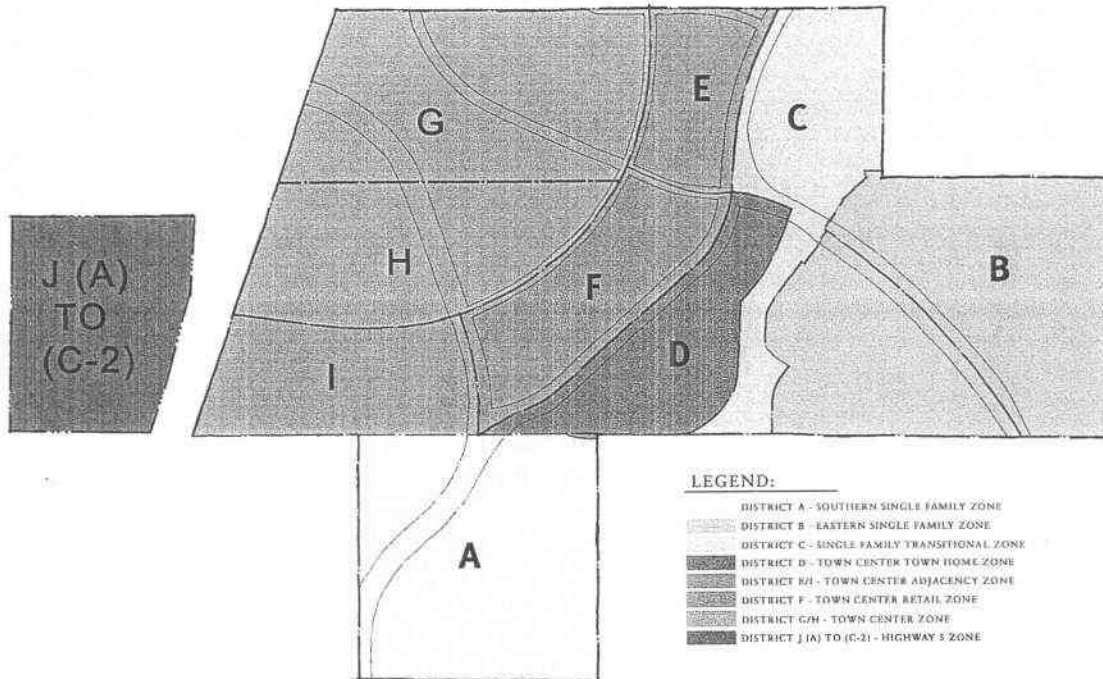
THENCE with the west line of said 40.5756 acre tract and the east line of said 19.211 acre tract, North 00°41'48" West, 1354.20 feet to an interior corner of said premises in the north margin of County Road 422 and being in the south line of the aforementioned 129.92 acre "Tract 1";

THENCE with the south line of said 129.92 acre "Tract 1" along the north margin of County Road 422, South 89°59'53" West, 855.36 feet to the southwest corner of said 129.92 acre tract in the southeast right-of-way line of the aforementioned D.A.R.T. Railway;

THENCE with the southeast right-of-way line of said D.A.R.T. Railway along the west line of said 129.92 acre tract and the west line of the aforementioned 40 acre tract, North 18°09'38" East, 2483.25 feet to the point of beginning and containing 271.82 acres of land.

Exhibit "B"

Sub- District Map



PD DISTRICT CONCEPTUAL MASTER PLAN

CIVIC AREA

80' TWO STORY HEIGHT ZONE

30' BUFFER ZONE

80' TWO STORY HEIGHT ZONE

120' RIGHT OF WAY

SEE NOTE # 3 (BELOW)

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

ROAD H

ROAD I

ROAD J

ROAD K

ROAD L

ROAD M

ROAD N

ROAD O

ROAD P

ROAD Q

ROAD R

ROAD S

ROAD T

ROAD U

ROAD V

ROAD W

ROAD X

ROAD Y

ROAD Z

PROPOSED SCHOOL AREA

SITE DATA TABLE

Parcel	Land Area (Acres)	Use
A	44.5	Single Family
B	51.9	Single Family
C	26.3	Single Family
D	20.2	Town Homes
E	11.5	Mixed Use
F	24.0	Mixed Use
G	38.4	Mixed Use
H	27.5	Mixed Use
I	19.2	Mixed Use
J (to be C-2)	15.6	Commercial
Gross Acreage A to C-2	293.0	
Civic Area	9.3	Civic Use Only
School	12.4	School Site
125 C-2 Only	22.7	125 C-2 Only
Total Civic/School Sites	44.4	
Net Acreage	543.6	

GENERAL NOTES:

1. NOTWITHSTANDING THE GRAPHIC REPRESENTATIONS OF THE BUILDING, LOT LAYOUTS, PARKING AREAS, LANDSCAPING AND THOUGHSPACES ON THIS CONCEPT PLAN, THE FINAL ALIGNMENT, ARRANGEMENT, AND/OR CONFIGURATION OF SUCH PLAN ELEMENTS SHALL BE DETERMINED AT THE TIME OF DETAILED SITE PLAN APPROVAL, AND MAY VARY FROM THIS CONCEPT PLAN.
2. THESE AREAS DESIGNATED FOR CIVIC USE MAY ONLY BE USED FOR CITY ADMINISTRATION, POLICE, LIBRARY, FIRE, RECREATIONAL, OR PARK USES.

DISTRICT A - SOUTHERN SINGLE FAMILY ZONE
DISTRICT B - EASTERN SINGLE FAMILY ZONE
DISTRICT C - SINGLE FAMILY TRANSITIONAL ZONE
DISTRICT D - TOWN CENTER TOWN HOME ZONE
DISTRICT E/ - TOWN CENTER ADJACENCY ZONE
DISTRICT F - TOWN CENTER RETAIL ZONE
DISTRICT G/H - TOWN CENTER ZONE
DISTRICT J (A) TO (C-3) - HIGHWAY 3 ZONE

Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G	H	I	Zone G-2
2 Stores	2 Stores	2 Stores	2 Stores	3 Stores *	3 Stores *	3 Stores *	3 Stores *	3 Stores *	2 Stores

* BUILDING HEIGHT MAY BE INCREASED TO 4 STORIES WHEN COMMERCIAL USES ARE ON FIRST FLOOR

The diagrams illustrate three types of street layouts, each showing a cross-section with trees, buildings, and a central median.

- ST - 1' ROW:** This diagram shows a street with a central median and trees on both sides. The width of the street is 30' 0" (9.14 m). The width of the median is 10' 0" (3.05 m). The width of the trees is 10' 0" (3.05 m) on each side. The width of the buildings is 10' 0" (3.05 m) on each side.
- ST - 2' ROW:** This diagram shows a street with a central median and trees on both sides. The width of the street is 30' 0" (9.14 m). The width of the median is 10' 0" (3.05 m). The width of the trees is 10' 0" (3.05 m) on each side. The width of the buildings is 10' 0" (3.05 m) on each side. There is a building on the right side.
- ST - 3' ROW:** This diagram shows a street with a central median and trees on both sides. The width of the street is 30' 0" (9.14 m). The width of the median is 10' 0" (3.05 m). The width of the trees is 10' 0" (3.05 m) on each side. The width of the buildings is 10' 0" (3.05 m) on each side. There is a building on the right side.

	1	2	3	4	5	6	7
1	*	0	0	0			0
2	0	*	0	0			0
3	0	0	*	0			0
4	0	0	0	*			0
5					*		0
6						*	0

LEGEND

- * = 1ST MULTIFAMILY DEVELOPED
- # = SINGLES FAMILY USE PROHIBITED EXCEPT TOWNHOUSE
- 0 = SINGLES FAMILY, TOWNHOUSE, SEMI-DETACHED, RETAIL, AND/OR MULTIFAMILY
- = RESTRICTED TO COMMERCIAL, RETAIL, CIVIL, AND/OR MULTIFAMILY USES
- = SEE SECTION 3 OF THE PD ORDINANCE

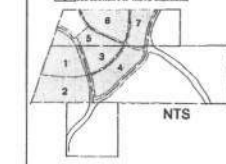


EXHIBIT "D"

LAND USE MATRIX

LEGEND FOR INTERPRETING SCHEDULE OF USES

	X
	S

Designates use *permitted* in district indicated.

Designates use *prohibited* in district indicated.

Designates use which may be approved as *Specific Use Permit*.

Residential Uses	A	B	C	D	E	F	G	H
Single Family	X	X	X	X	X	X	X	
Duplex				X	X	X	X	
Multi-Family				X	X	X	X	
Townhome				X	X	X	X	
Lodging and boarding house				S	X		X	
Hotel and motel						X	X	
Retirement housing				S			X	

Utility and Service Uses	A	B	C	D	E	F	G	H
Utility installation other than listed	S	S	S			S	S	S
Governmental installation other than listed	S	S	X	S	S	S	X	S
Local utilities	X	X	X	X	S	X	X	X
Electrical substation	S	S	S			S	S	S
Electrical energy generating plant								
Radio, television or microwave tower	S	S	S			S		
Commercial radio or television transmitting station	S	S	S			S		X
Sewage pumping station	S	S	S	S	S	S	S	S
Sewage treatment plant								
Telephone exchange, switching and transmitting equipment	X	X	X	S		X	S	X
Water reservoir, well or pumping station	S	S	S	S		S	X	S
Water treatment plant		S					S	

Transportation Uses	A	B	C	D	E	F	G	H
Passenger bus station and terminal	S	S	S	S	S	S	X	X
Bus passenger shelter	X	X	X	X	X	X	X	X
Railway passenger station, not including railroad and storage yards					X		X	
Heliport								S

All District areas are as shown on Exhibit B

Helistop								S
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Community Service Uses	A	B	C	D	E	F	G	H
Community, welfare or health center	S	S			S		X	X
Foster home	S			S				X
Child care facility	X	X	S	S	X	X	S	X

Medical Uses	A	B	C	D	E	F	G	H
Establishment for care of alcoholic, narcotic, or psychiatric patients					X	X	X	X
Convalescent and nursing homes and related institutions					X	X	X	X
Medical clinic or ambulatory surgical center					X	X	X	X
Medical or scientific laboratory					X	X	X	X
Optical shop					X	X	X	X
Medical appliance fitting and sales					X	X	X	X
Ambulance service					X	X	X	X
Hospital								X

Religious Uses	A	B	C	D	E	F	G	H
Churches, synagogues, temples	X	X	X	X	X	X		X
Rectory	X			X				S
Convent or monastery	S					S		
Establishment of religious, charitable, or philanthropic nature	S	S				S		

Educational Uses	A	B	C	D	E	F	G	H
Public or private school	X	X	X	X	X	X	X	X
Institution for special education	X	X	X					
Business school	X	X	X		S	S	S	X
Technical school	X	X	X		S	S	S	X
College, university or seminary	X	X			S	S	S	X
College fraternity or sorority house	S	S				S		
College dormitory	S	S			S	S	S	S
Library, art gallery, or museum	X	X	S		X	X	X	X

Recreation and Entertainment Uses	A	B	C	D	E	F	G	H
Public park or playground	X	X	X	X	X	X	X	X
Game court center	X	X	X	X	X	X	X	X
Private recreation club or area	X	X	X	X	X	X	X	X
Country club with private membership	X	X	X	X	X	X	X	X

All District areas are as shown on Exhibit B

Inside commercial amusement					X	X	X	X
Outside commercial amusement						X		X
Theatre (other than cinema)					X	X	X	X
2 screen cinema					X	X	X	X
Multi-screen cinema (more than 2)						X		X
Carnival or circus (temporary)					S	S	S	S
Wax Museum					X	X	X	X
Public Golf Course								
Amphitheater					X	X	X	X

Bar and Restaurant Uses	A	B	C	D	E	F	G	H
Bar, lounge or tavern					X	X	X	X
Restaurant with alcoholic beverages and/or entertainment (dine-in only)					X	X	X	X
Restaurant without alcoholic beverages and/or entertainment (dine-in only)					X	X	X	X
Drive-up/drive-through restaurant					X	X	X	X
Restaurant without drive-in service					X	X	X	X
Private club					X	X	X	X
Catering service					X	X	X	X

Professional, Personal Service and Custom Craft Uses	A	B	C	D	E	F	G	H
Office					X	X	X	X
Temporary construction or sales office					S	S	S	S
Bank or savings and loan office (w/out drive-in window)					X	X	X	X
Bank or savings and loan office (with drive-in window)					X	X	X	X
Trade center					X	X	X	X
Barber and beauty shop					X	X	X	X
Mortuary or funeral home								X
Health studio					X	X	X	X
Custom cleaning shop					X	X	X	X
Commercial cleaning shop					X	X	X	X
Self service laundry or dry cleaning					X	X	X	X
Commercial laundry or dry cleaning					S	S	S	X
Laundry or cleaning pick-up and receiving station					X	X	X	X
Key shop					X	X	X	X
Shoe repair					S	X	X	X
Tailor, custom sewing and milinery					S	X	X	X
Taxidermist					S	S	S	S
Travel bureau					X	X	X	X
Broadcasting or recording studio					X	X	X	X
Instructional arts studio					X	X	X	X
Handcrafted artwork studio					X	X	X	X
Handcraft bookbinding					X	X	X	X

All District areas are as shown on Exhibit B

Photography studio					X	X	X	X
Safe deposit boxes					X	X	X	X
Commercial mailboxes					X	X	X	X
Commercial wedding chapel					S	S	S	S

Retail Uses	A	B	C	D	E	F	G	H
Retail stores other than listed					X	X	X	X
Antique shop					X	X	X	X
Art galleries (commercial)					X	X	X	X
Retail food store					X	X	X	X
Bakery or confectionary shop					X	X	X	X
Book and stationary store					X	X	X	X
Camera shop					X	X	X	X
Cigar, tobacco and candy store					X	X	X	X
Clothing store					X	X	X	X
Drugstore					X	X	X	X
Liquor store					X	X	X	X
Florist store					X	X	X	X
Feed store					X	X	X	X
Pet shop					X	X	X	X
Furniture store					X	X	X	X
Second hand store					X	X	X	X
Pawn shop					S	S	S	S
Hardware or sporting goods store					X	X	X	X
Home improvement center					X	X	X	X
Hobby and art supplies store					X	X	X	X
Paint and wallpaper store					X	X	X	X
Swimming pool sales and supply					X	X	X	X

Motor Vehicle Related Uses	A	B	C	D	E	F	G	H
Auto parts sales (inside only)					S	S	S	X
Auto or motorcycle display, sales and service (inside)								X
Auto or motorcycle display, sales and service (outside)								X
Car wash					S	S	S	X
Service station					X	X	X	X
Surface parking					X	X	S	X

All District areas are as shown on Exhibit B

Parking garage					X	X	X	X
Commercial parking lot or garage					X	X	X	X

Commercial Uses	A	B	C	D	E	F	G	H
Appliance fix-it shop					X	X	X	X
Custom furniture construction, repair, or upholstery shop					X	X	X	X
Building repair and maintenance shop					S	S	S	X
Tool and equipment rental (inside)					X	X	X	X
Job printing, lithographer, printing or blueprinting					S	S	X	X
Plant								
Duplication shop					X	X	X	X
Custom print shop					X	X	X	X
Gummed label printing					S	S	S	X
Venetian blind or window shade repair, assembly, and sales					X	X	X	X
Computer service center					X	X	X	X
Custom commercial engraving					X	X	X	X
Garden shop, plant sales, or greenhouse					X	X	S	X
Diamond and precious stone sales					X	X	X	X
Design or decorative center					X	X	X	X

Animal Related Uses	A	B	C	D	E	F	G	H
Veterinarian's office					X	X	X	X
Animal clinic with outside run								X
Animal clinic without outside run					S	S	X	X
Kennel without outside run					S	S	S	S

Industrial, Warehouse and Manufacturing Uses	A	B	C	D	E	F	G	H
Temporary concrete or asphalt batching plant					S	S	S	S
Light fabrication and assembly					S	S	S	S

All District areas are as shown on Exhibit B

Clothing manufacturing					S	S	S	S
Bedspread, drapes, headboard manufacturing					S	S	S	S
Warehouse					S	S	S	S
Mini-warehouse					S	S	S	S
Manufacturing Laboratory					S	S	S	S

Accessory Uses	A	B	C	D	E	F	G	H
Game court (private use only)	S	S		S	S	S	S	
Swimming pool (private use only)	S	S		S	S	S	S	S
Christmas tree sales	X	S	X		S	X	S	
Community center (private use only)	S	S		S	S	S	S	S
Private streets or alleys	S	S	S	S	S	S	S	S
Farmers market (temporary)	S	S	S		S	S	S	
Agricultural	X	X	X	X	X	X	X	X
Street fairs (temporary)	S	S	S		S	S	S	
Home occupation	X	X	X	X	X	X	X	X
Occasional sales (garage sales)				X	X		X	X
Amateur communication tower				S			S	S
Private Stables							S	

All District areas are as shown on Exhibit B

ANNA NEW TOWN CENTER
ANNA, TEXAS

Exhibit F

Landscape Requirements

Sec. 41-211. Landscape requirements.

1) *Purpose.* Landscaping is accepted as adding value to property and is in the interest of the general welfare of the city. Therefore, landscaping is hereafter required of new development.

2) *Scope and enforcement.*

_____ (a) The provisions of this section shall be administered by the director of planning or designee. The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new construction or any existing development which is altered by increasing the floor area by 30 percent or more of the originally approved floor area, either by a single expansion or by the cumulative effect of a series of expansions.

_____ (b) All uses which are a conversion or change in use requiring the expansion of or significant improvements to meet parking standards shall upgrade landscaping on the site and meet these requirements to the extent practical.

_____ (c) Uses within the downtown commercial historic district CHD shall be exempt from the landscape requirements set forth herein, unless it is determined by the historic preservation officer that these standards are achievable and would contribute to the historic appearance and/or qualities that are inherent to the district.

_____ (d) Airport uses shall comply with the requirements of this section, but the standards may be modified if it is in keeping with the intent of a bird mitigation program for the city airport, in order to reduce conflicts between birds and aircraft.

_____ (e) If at any time after the issuance of a certificate of occupancy, the approved landscaping is found to be in nonconformance to the standards and criteria as approved on the landscape plan, the chief building official shall issue notice to the owner, citing the violation and describing what action is required to comply with this section. The owner(s), tenant(s), and/or agent(s) shall make reasonable progress within 30 days from date of said notice and shall have 90 days to completely restore the landscaping as required. A 30-day extension may be granted by the chief building official if a hardship due to extreme seasonal conditions can be demonstrated by the owner(s), tenant(s), and/or agent(s). If the landscaping is not restored within the allotted time, such person shall be held in violation of this chapter.

3) *Permits.*

_____ (a) No permits shall be issued for building, paving, grading, or construction until a detailed landscape plan is submitted and approved by the director of planning or designee. Prior to the issuance of a certificate of occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan and a digital copy of the landscaping as installed shall be provided to the planning department for permanent record.

_____ (b) In any case in which a certificate of occupancy is sought at a season of the year in which the director of planning determines that it would be impractical to plant trees, shrubs or grass, or to lay turf, a temporary certificate of occupancy may be issued, if a letter of agreement from the property owner is provided stating when the installation shall occur. All landscaping required by the landscape plan shall be installed within six months of the date of issuance of the temporary certificate of occupancy or the site shall be deemed to be in violation of this chapter and the temporary certificate of occupancy shall be revoked.

4) *Landscape plan.*

_____ (a) A landscape plan shall be shown as part of the site plan as required in section 41-39. Prior to the issuance of a building permit, paving, grading, or construction permit for any new use, a final landscape plan shall be submitted to the planning department. The director of planning or designee shall review such plans and shall approve same if the plans are in accordance with the criteria of these regulations and the approved site plan. If the plans are not in accord, they shall be disapproved and shall be accompanied by a written statement setting forth the changes necessary for compliance.

_____ (b) Landscape plans shall be prepared by a person knowledgeable in plant material usage and landscape design (e.g. landscape architect, landscape contractor, landscape designer, etc.). Conceptual and final landscape plans shall contain the minimum following information:

- _____ 1. Minimum scale of one inch equals 40 feet, or the same scale as the associated site plan;
- _____ 2. Location, size, and species of all trees to be preserved (do not use "tree stamps" unless they indicate true size and location of trees);
- _____ 3. Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site, or other landscape features (except that location of plants and landscaping materials may be generalized on a conceptual landscape plan);

- _____ 4. Species, size, spacing, and quantities of all plant material to be used in a tabular form (except that conceptual landscape plans may provide general plant types in-lieu-of species);
- _____ 5. Affidavit on the plan stating that irrigation, sprinkler, or water systems, including placement of water sources, shall be provided;
- _____ 6. Person(s) responsible for the preparation of the landscape plan, including affidavit of their qualifications to prepare said plan;
- _____ 7. Mark indicating north;
- _____ 8. Date of the landscape plan, including any revision dates;
- _____ 9. Planting details Percentage of total site in permanent landscaping;
- _____ 10. Percentage of street yard in permanent landscaping;
- _____ 11. Dimensions of all landscape areas;
- _____ 12. Number of required trees and number of trees provided;
- _____ 13. Location of all existing and planned overhead and underground utilities shall be shown on the landscape plan (or on an accompanying utility plan drawn at the same scale, if necessary for clarity).

5) *General standards.*

- _____ (a) The following criteria and standards shall apply to landscape materials and installation. For the purposes of this section, caliper shall be defined as the diameter measurement of a tree trunk.
 - _____ 1. Required landscaped open areas shall be completely covered with living plant material. Non-living landscaping materials such as wood chips and gravel may be used only under trees, shrubs, and other plants.
 - _____ 2. Plant materials shall conform to the standards of the approved plant list for the city (see appendix A: section A-1). Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pest and insects.
 - _____ a. To promote prudent use of the city's water resources and reduce the need for additional water system infrastructure, additional water resources and water purification systems, and to help insure viability of required plantings during periods of drought, required landscaping shall comply, where feasible, with the following requirements designed to reduce water usage...
 - _____ b. Required plant materials shall be selected from those identified as xeriscape plants on the approved plant list for the city (see appendix A).
 - _____ c. Where specific conditions reduce the likelihood that any of these plant materials will survive, other plants on the list may be substituted.
 - _____ d. Other plants not on the list may be substituted at the discretion of the director of planning. The applicant may be required to provide substantiation as to the hardiness, adaptability, and water demands of the plant when used in this area.
 - _____ e. For maximum reduction in water usage, xeriscape plants should not be interspersed in plant massings with plants requiring higher water usage.
 - _____ f. Applicants should design irrigation systems and watering schedules which supply the appropriate amount of water without overwatering.
 - _____ 3. Ornamental trees shall have a minimum spread of crown of greater than 15 feet at maturity. Ornamental trees having a minimum mature crown of less than 15 feet may be substituted by grouping the same so as to create the equivalent of 15 feet of crown width. Canopy trees shall have a minimum spread of crown of 25 feet at maturity.
 - _____ 4. Large trees shall be a minimum of three inches in caliper as measured 24 inches above the ground and seven feet in height at time of planting.
 - _____ 5. Small trees shall be a minimum of one inch in caliper as measured 24 inches above the ground and five feet in height.
 - _____ 6. Shrubs not of the dwarf variety shall be a minimum of two feet in height when measured immediately after planting.

7. Hedges, where installed for buffering purposes required by this section, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen which will be three feet high within two years after time of planting.
 8. Landscaping, except required grass and low ground cover, shall not be located closer than three feet from the edge of any parking space.
 9. Evergreen vines not intended as ground cover shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet landscape screening and/or buffering requirements, as set forth herein and as approved by the director of planning.
 10. Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month period of time from planting, and shall be re-established, if necessary, to ensure grass coverage of all areas.
 11. Ground covers used in-lieu-of grass shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one year of planting.
- (b) All required landscaped open space shall be provided with an automatic underground irrigation system, except for required landscaping in single-family or two-family development. Said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator after receiving a permit, as may be required under the construction code.
 - (c) Earthen berms shall have side slopes not to exceed 3:1 (three feet of horizontal distance for each one foot of height). All berms shall contain necessary drainage provisions, as may be required by the city engineer.
 - (d) No tree shall be planted closer than four feet to a right-of-way line nor closer than eight feet to a public utility line (water or sewer), unless no other alternative is available. Further, a landscaping area in which trees are to be provided shall not conflict with a utility easement, unless no alternative is available.
 - (e) No tree which has a mature height of 25 feet or greater shall be planted beneath an existing or proposed overhead utility line.

(6) *Minimum landscaping requirements.*

- (a) For all nonresidential and multiple-family at least 15 percent of the street yard shall be permanent landscape area. The street yard shall be defined as the area between the front property line and the minimum front set back line.
- (b) For all nonresidential and multiple-family parcels located at the intersection of two dedicated public streets (rights-of-way), a 600 square foot landscape area shall be provided at the intersection corner, which can be counted toward the 15 percent requirement.
- (c) For all nonresidential and multiple-family parcels, a minimum of 10 percent of the entire site shall be devoted to living landscape which shall include grass, ground cover, plants, shrubs, or trees.
- (d) Landscape setbacks on thoroughfares.
 1. Landscape setbacks on street rights-of-way other than major thoroughfares. For all non-residential and multiple-family parcels, a minimum ten-foot landscape buffer adjacent to the right-of-way of any street other than a major thoroughfare is required. If the lot is a corner lot, all frontages shall be required to observe the ten-foot buffer. Slight variances may be allowed to the minimum ten-foot landscape buffer in unusual circumstances, as approved on the site plan.
 2. 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 section, a major thoroughfare is any proposed or existing thoroughfare with an ultimate right-of-way width of 60 feet or greater.
 3. If unique circumstances exist which prevent strict adherence with this requirement, the city council may consider a granting of a variance during the site plan approval process to reduce the minimum 20-foot landscape buffer to a minimum of ten feet, provided that site design considerations have been incorporated to mitigate the impact of the variance. Unusual circumstances include, but are not limited to: insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved. A variance may be granted if:
 - a. Unique circumstances exist on the property that make application of this item unduly burdensome on

- _____ b. The variance will have no adverse impact on current or future development, and
 - _____ c. The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses, and
 - _____ d. The variance will have no adverse impact on the public health, safety and general welfare, and
 - _____ e. A financial hardship shall not be considered a basis for the granting of a variance.
- _____ (e) For all nonresidential and multiple-family parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.
- _____ (f) Landscape areas within parking lots should generally be at least one parking space in size (180 square feet).
- _____ (g) No landscape area counting toward minimum landscaping requirements shall be less than 25 square feet in area or less than five feet in width.
- _____ (h) For all nonresidential and multiple-family parcels, internal landscape areas shall:
- _____ 1. Equal a total of at least eight square feet per parking space;
 - _____ 2. Have a landscaped area with at least one tree within 65 feet of every parking space;
 - _____ 3. Have a minimum of one tree planted in the parking area for every ten parking spaces within parking lots with more than 20 spaces.
- _____ (i) Within parking lots, landscape areas should be located to define parking areas and assist in clarifying appropriate circulation patterns. A landscape island shall be located at the terminus of each parking row, and should contain at least one tree. All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.
- _____ (j) All existing trees which are to be considered for credit shall be provided with a permeable surface (a surface which does not impede the absorption of water) within a minimum five-foot radius from the trunk of the tree. All new trees shall be provided with a permeable surface under the dripline a minimum two and one-half-foot radius from the trunk of the tree.
- _____ (k) At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a minimum height of three feet, or a combination of the above with a minimum combined height of three feet. A wall used for parking lot screening should be accompanied with landscape planting in the form of low shrubs and groundcover to soften the appearance of the wall.
- _____ (l) A minimum of 50 percent of the total trees required for the property shall be large (minimum three-inch caliper, seven feet in height at time of planting) canopy trees as specified on the approved plant list (see appendix A: section A-1).
- _____ (m) Necessary driveways from the public right-of-way shall be allowed through all required landscaping areas in accordance with City regulations. Shared drives shall be allowed through perimeter landscape areas.
- _____ (n) For all nonresidential and multi-family parcels, whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet shall be maintained between the edge of the parking area and the adjacent property line.
- _____ (o) Whenever a nonresidential use, mobile home use, or multiple family use is adjacent to a property used or zoned for single-family or duplex residential use, the more intensive land use shall provide a landscaped area of at least ten feet in width along the common property line planted with one large tree (minimum three-inch in caliper and seven feet in height at time of planting) for each 40 linear feet or portion thereof of adjacent exposure.
- _____ (p) Evergreen shrubs (acceptable for six-foot screening) shall be provided around dumpster screening wall, and the plant materials must be a minimum of three feet in height at the time of planting, unless not visible from public right-of-way or a public use area.
- _____ (q) For all single-family and duplex parcels, builders shall be required to plant two large trees (minimum of three-inch caliper and seven feet high at time of planting) per lot prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. Existing quality trees of at least three-inch caliper size located on the lot shall count to meet this standard if appropriate tree protection measures have been followed.

7) *Tree preservation.*

- _____ (a) Any trees preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to the following table:

TABLE INSET:

Caliper of Existing Tree	Credit Against Tree Requirement
6" to 8"	2 trees
9" to 15"	3 trees
16" to 30"	4 trees
31" to 45"	5 trees
47" or more	8 trees

_____ For purposes of this section, caliper measurement shall be taken at a height of four and one-half feet above the ground, and shall be rounded to the nearest whole number.

- _____ (b) Existing trees may receive credit if they are not on the city's approved plant material list but approved by the director of planning or designee; however, trees must be located within the landscape area to which credit is applied.
- _____ (c) Any tree preservation proposed shall designate the species, size, and general location of all trees on the conceptual or general landscape plan. The species, size, and exact location shall be shown on the final landscape plan.
- _____ (d) During any construction or land development, the developer shall clearly mark all trees to be maintained and may be required to erect and maintain protective barriers around all such trees or groups of trees. The developer shall not allow the movement of heavy equipment or the storage of equipment, materials, debris, or fill to be placed within the drip line of any trees. This is not intended to prohibit the normal construction required within parking lots.
- _____ (e) During the construction stage of development, the developer shall not allow cleaning of equipment or material under the canopy of any tree or group of trees to remain. Neither shall the developer allow the disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree or groups of trees to remain. No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.

8) *Sight distance and visibility.*

- _____ (a) Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at intersections. Whenever an intersection of two or more streets or driveways occur, a triangular visibility area, as described below, shall be created. Landscaping within the triangular visibility area shall be designed to provide unobstructed cross-visibility at a level between two feet and six feet. Trees may be permitted in this area provided they are trimmed in such a manner that no limbs or foliage extend into the cross-visibility area. The triangular areas shall comply with the sight triangle illustrations in this chapter (See illustrations: illustration 10).
- _____ (b) In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the director of planning, the requirements set forth herein may be modified to eliminate the conflict.

9) *Maintenance.*

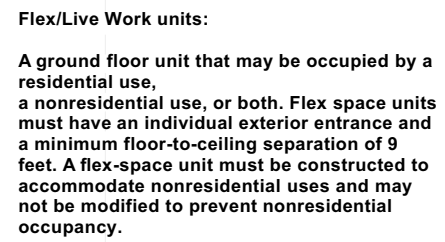
- _____ (a) The owner(s), tenant(s), and/or their agent(s), if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to:
- _____ 1. Mowing (of grass of six inches or higher);
 - _____ 2. Edging;
 - _____ 3. Pruning;
 - _____ 4. Fertilizing;
 - _____ 5. Watering;
 - _____ 6. Weeding; and
 - _____ 7. Other such activities common to the maintenance of landscaping.

- _____ (b) Landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- _____ (c) Plant materials used to meet minimum required landscaping provisions which die or are removed for any reason shall be replaced with plant material of similar variety and size, within 90 days.
- _____ 1. Trees with a trunk diameter in excess of six inches measured 24 inches above the ground may be replaced with trees of similar variety having a minimum trunk diameter of three inches measured 24 inches above the ground.
- _____ 2. If any tree which was preserved and used as a credit toward landscaping requirements is later removed for any reason, it shall be replaced by the number of trees for which it was originally credited. Replacement trees shall have a minimum trunk diameter of three inches measured 24 inches above the ground.
- _____ 3. A time extension may be granted by the director of planning if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner, tenant, or his agent.



II. Landscape Buffer/Perimeter Fence:

- Abutting to the adjacent Single-Family community to the north per their HOA and Plant (refer to ACV plan) there will be a Masonry Screening Wall. Between the single-family lots and the screening masonry wall and multi-family development there shall be a 10' wide landscape buffer with a vegetative screen comprised of minimum 3' calibrado trees planted spaced at 25-foot centers. The vegetative screen may be planted within any required landscape buffer.
- Project 6' tall wrought iron fencing with masonry columns every 50' along eastern property boundary.
- Border screening on any perimeter not abutting a single-family lot or public right-of-way shall consist of the following: Ornamental metal fence, such as wrought iron or tubular steel, not less than six feet in height along with masonry columns at no more than 50 foot intervals.



Note:

All buildings on site are 3 stories except Building #2.

Building #2 proposed to be 4 stories with ground floor retail of 5,800 square feet. This exceeds the required 10% of ground floor being retail use.

Building #2 ground floor area: 53,300 Sq. Ft.
Retail Area: 13,900 Sq. Ft. (26%)

Technical drawing of a perimeter fence section. The drawing shows a cross-section of the fence assembly. Key dimensions and components are labeled:

- Dimensions:**
 - Overall width: 50'-0"
 - Section width: 6'-0"
 - Section height: 6'-0"
 - Cap thickness: 4"
- Components (from top to bottom):**
 - CAST STONE CAP
 - 1/2" ADHESIVE SETTING BED
 - PERIMETER FENCE
 - CONCRETE MASONRY BLOCK
 - TEXAS RUBBLE CORONADO STONE (COLOR TO MATCH BUILDING)

TRACT 1
PORTION OF ANNA TOWN CENTER
MIXED USE LLC
INSTRUMENT NUMBER
20150317000291340
O.P.R.C.C.T.

TRAC 2
PORTION OF ANNA TOWN CENTER
NO. 4 / SHRP, LTD.
VOLUME 5631, PAGE 2600
O.P.R.C.C.T.

Architecture/Urban Design
A FIRM WITH A VIBRANT &
EXCITING CULTURE RECOGNIZED
FOR ELEVATED DESIGN

W. BRIAN KEITH
Registered Architect of the State of:
TEXAS
Registration Number: 15609

City of Anna, Collin County, Texas

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[illegible]

EXHIBIT 3



04/27/2022

Via Email tolmecke@annatexas.gov

Lauren Mecke

City of Anna - Planning Department
Anna, Texas

Exhibit – A (rev.04/27/22)

Requested Variances from MF-2 Regulations for Serenity
at the Square in Anna, Texas

1. **Parking:** Multifamily Residential parking to be :
 - a) 1-bedroom or less: 1 parking space/unit
 - b) 2 & 3 Bedrooms : 2 parking space/unit
 - c) 0.25 parking spaces per unit for Guest Parking
 - Based on Comparable Residential Developments this is sufficient for residential parking.
 - There is prior precedence for allowing parking variances
2. **Covered Parking:** Required Covered Parking of 50% of required parking spaces (reduced from 75%)
 - Requested variance for covered parking due to site constraints.
 - Covered Parking to be provided with enclosed garages, covered tuck-under parking and Carports throughout the site
3. **Refuse Facility:** Development shall have a minimum of one compactor onsite and owner commits to providing refuse container/s that shall be maintained in a manner to satisfy city public health and sanitary regulations. The refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. Owner will provide a minimum 30 cubic yard compactor and separate recycling container/s. The refuse facility shall be screened from view on 3 sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than 7 feet nor more than 8 feet in height or by an enclosure within a building. The Refuse facility shall be located so as to provide safe and convenient pickup as well as resident access.
 - Development will utilize a valet waste service to collect residents' trash directly on scheduled days.
 - Refuse facility may be located greater than 250ft from some residential units
4. **Landscape Setback:** The landscape buffer along Finley Boulevard shall be waived where parallel parking is proposed adjacent to Finley Boulevard.
5. **Maximum Allowed Height:** For sub-district D, 3-story multi-family structure shall be allowed.

EXHIBIT 3



6. **Masonry Wall Requirement:** Masonry wall requirement along the eastern property boundary shall be waived. In its place, a 10' landscape buffer and a 6' wrought iron fencing with masonry columns every 50' is proposed
7. **Commercial/Retail Requirement:** There shall be no commercial/retail requirement for multi-family structures within sub-district F.
 - Sub-district F (with an odd shaped “triangular” boundary) requires any Multifamily Building to contain a Commercial Component, we have moved the Retail uses to Sub-district I which is adjacent to Finley Boulevard and more conducive to retail traffic/uses. Sub-district I does not require retail for 3-4 story height. We are meeting the intent of the overall ordinance but placing the retail in sub-district I versus F - in an economically more viable location.

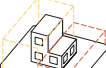
Sincerely,
JHP

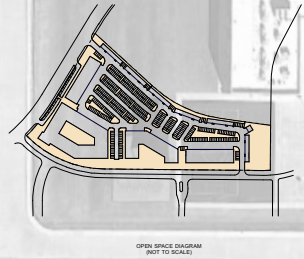
A handwritten signature in blue ink that reads 'W. Brian Keith'.

W. Brian Keith; AICP, AIA
Principal – Director of urban design/planning

Copy: Olivia Demings (ODemings@annatexas.gov); Sahil Kurji (sahil@slatecommercial.com); File

Zoning-variance-exhibit-A_220427

P R O J E C T D A T A		
Residential (915 sf avg)	(Unit Mix: 53% 1BR, 44% 2BR, 3% 3BR)	320 units MF Units 289 units Flex Units 7 units Urban Flats 24 units
Leasing/Amenity		8,000 s.f.
Retail (incl. flex live/work)		13,900 s.f.
Parking Required (per variance request)	546 sps (Residential) 56 sps (Retail)	
	Total:	602 sps
Parking Provided	Surface: 274 sps Urban Flats Garages: 72 sps Tuck-Under Garages: 77 sps Carports: 168 sps Slip-In off Finley: 11 sps Total (Residential & Retail):	602 sps
Site Area (Gross)	Tract 1: 9.92 acres Tract 2: 1.1 acres	
	Total:	11.02 acres
Density		29.04 units/acre
Open Space Required		235,800 s.f.
Open Space Provided		240,400 s.f. (incl. 3-to-1 credits)
S I T E C O N D I T I O N S		
	Current zoning:	PD-129 (Districts D, F, I)
Zoning District	zoned for general commercial and multi-family use	
	2 Levels (within south 80' of zoning boundary)	
Height	3 Levels – 50' (max) 4 Levels – 65' (max) (When providing 1st floor retail)	
	Front yard:	20' (MF, 1- or 2-story bldgs.) 30' (MF, 3- or 4-story bldgs.) 15' (commercial)
Setback	Side yard & Side yard corner:	0'
	Rear yard:	0'
	24 units/acre (max) (by right, no retail required) 36 units/acre (max) (when providing retail that is >=10% of the total 1st floor area of MF structures facing all collector streets)	
Density		
	Residential:	2 sp. per unit (75% covered+0.25 sp/unit visitor)
Required Parking	Retail:	1 sp. per 250 s.f.
	Existing power poles along Finley Blvd, assume 20' set back from the center	
Power Line Setback		
	Assume 10,000 SF on Tract 2	
Detention		
	600 SF/1-(or less) BR Unit + 300 SF/Ea. additional BR over 1 3-to-1 open space credit will apply	
Open Space		
	Proposed Required masonry reduction from 75% to 50%	
Masonry		



SERENITY AT THE SQUARE,
LUXURY APARTMENTS
ANNA, TEXAS

SITE PLAN

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Regulatory Approval, Permit or
Construction:
Brian Keith,
Registered Architect of State of Texas,
Registration No. 15609.

04.27.2022



Item No. 17.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/2/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan, Serenity at the Square, Block A, Lot 1. Applicant: Anna Town Square Partners I, LLC.

SUMMARY:

Multiple-Family Residences and commercial on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

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 and commercial development.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

The Concept Plan is in conformance with the proposed Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances. If the zoning amendment is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. Serenity at the Square Concept Plan Locator Map
2. PZ - STAFF REPORT (CP) - Serenity at the Square
3. EXHIBIT A - Serenity at the Square (CP)

APPROVALS:

Salena Tittle, Planner II

Created/Initiated - 4/29/2022

Concept Plan - Serenity at the Square, Block A, Lot 1



THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 200 400 800 Feet

April 2022

CITY OF ANNA
PLANNING & ZONING COMMISSION

May 2, 2022

Concept Plan: Serenity at the Square

Applicant: Anna Town Square Partners I, LLC

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan for Serenity at the Square.

SUMMARY:

Multiple-Family Residences and commercial on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street.

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 and commercial 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



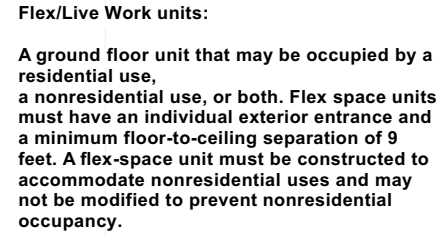
Notes:

I. Flex/Live Work Units: Owner commits to providing that Ground Floor Units designated as Flex/Live Work may be occupied by a residential use, a nonresidential use or both. Such Flex/Space units will have individual exterior entrances and a minimum floor to ceiling height of 9 feet.

- Flex units must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

II. Landscape Buffer/Perimeter Fence:

- Abutting to the adjacent Single-Family community to the north per their HOA and Plat (refuting to ACV plat) there will be a Masonry Screening Wall. Between the single-family lots and the screening masonry wall and multi-family development there shall be a 10'-foot-wide landscape buffer with a vegetative screen comprised of minimum 3" calibriform tree planted staggered at 25-foot centers. The vegetative screen may be planted within any required landscape buffer.
- Proposing 6'-tall wrought iron fencing with masonry columns every 50' along eastern property boundary.
- Border screening on any perimeter not abutting a single-family lot or public right-of-way shall consist of the following: Ornamental metal fence, such as wrought iron or tubular steel not less than six feet in height along with masonry columns at more than 50-foot intervals.



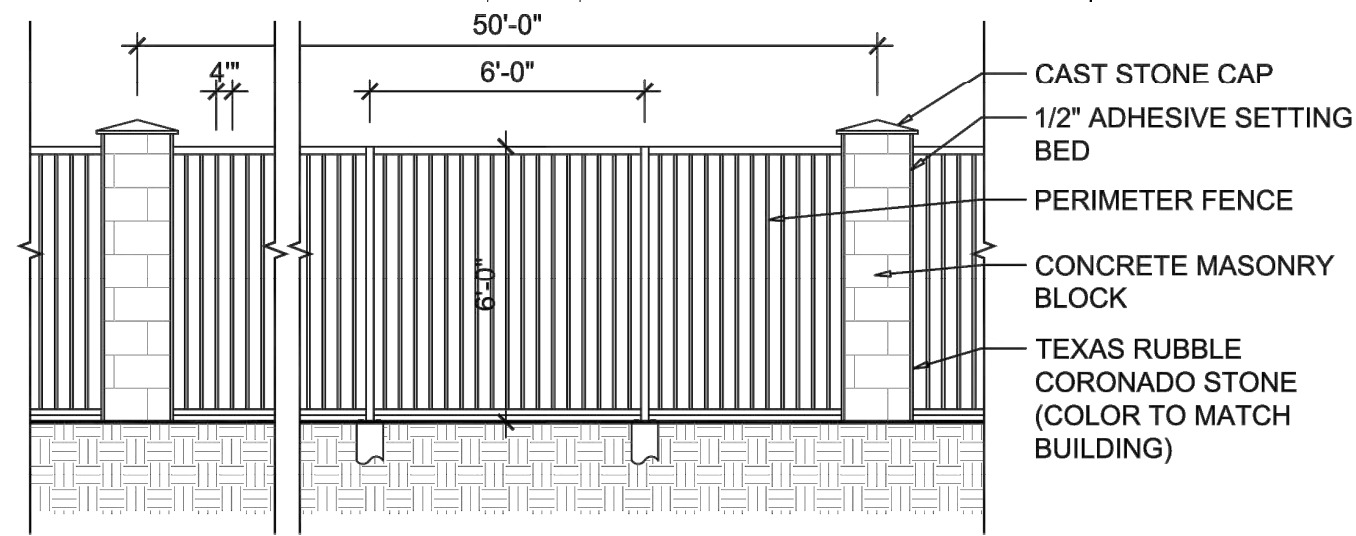
Note:

All buildings on site are 3 stories except Building #2.

Building #2 proposed to be 4 stories with ground floor retail of 5,800 square feet. This exceeds the required 10% of ground floor being retail use.

Building #2 ground floor area: 53,300 Sq. Ft.
Retail Area: 13,900 Sq. Ft. (26%)

Site Data Summary Table	
Item	
General Site Data	
Zoning (from zoning map)	PD - MF-2 (PD-129)
Land Use (from Zoning Ordinance)	MF-2
Lot Area (square feet & acres)	11.02 Acres (479,783 Square Feet)
Building Footprint Area (square feet)	134,500 Square Feet
Total Building Area (square feet)	438,000 Square Feet
Building Height (# stories / feet (distance to tallest building element))	Urban Flats: 2 Stories (Max 30'), Bldg. #2: 4 Stories (Max 60') All Other Buildings: 3 Stories (Max 45')
Lot Coverage (percent – x.xx%)	28.03%
Multifamily Units	
# of studios / Minimum square feet	9
# of 1 bedrooms / Minimum unit size	141
# of 2 bedrooms / Minimum unit size	137
# of 3 bedrooms / Minimum unit size	9
Total Standard Multi-Family Units	296 (Including 7 Flex Live/Work Units)
# of attached 1 bedroom units (Urban Flats)	24
Total Unit Count	320
Parking	
Parking Requirement (per PD & MF-2 Amendment/Variations Request)	Studio/1 Bedroom Units: 2 Space (174) 2 or 3 Bedroom Units: 2 Spaces (292) Visitor: 0.25 Spaces (80) Retail: 1 Space/250 Sq.Ft. (56) Total Parking Spaces Required: 602
Provided Parking (# spaces) by Type	Surface Parking (Including Tandem Spaces): 274 Tuck-Under MF Garages: 77 Urban Flats Garages: 72 Carport Spaces: 168 Slip-In off Finley Blvd.: 11 Total Parking Spaces Provided: 602 Total Covered Parking Spaces: 317 (52.66% of Total Req.)
Accessible Parking Required (# spaces)	12 (2 Spaces / 100 Parking Spaces Required)
Accessible Parking Provided (# spaces)	14
Landscape Area (including turf areas)	
Open Space Required (1BR: 600 SF, Ea. Additional BR: 300 SF)	235,800 Square Feet (5.48 Acres)
Open Space Provided	Site Landscaping: 94,900 Square Feet Site Amenities: 26,250 Square Feet Amenities @ 3-to-1 Credit: 119,250 Square Feet Site Total Open Space Provided: 240,400 Square Feet



**TRACT 1 & 2
11.02 ACRES
479,783 SQUARE FEET**

TRACT 1
PORTION OF ANNA TOWN CENTER
MIXED USE LLC
INSTRUMENT NUMBER
20150317000291340
O.P.R.C.C.T.

TRACT 2
PORTION OF ANNA TOWN CENTER
NO. 4 / SHRP, LTD.
VOLUME 5631, PAGE 2600
O.P.R.C.C.T.

Architecture/Urban Design
A FIRM WITH A VIBRANT &
EXCITING CULTURE RECOGNIZED
FOR ELEVATED DESIGN

NOT FOR CONSTRUCTION
NOT SET

W. BRIAN KEITH
Registered Architect of the State of:
TEXAS
Registration Number: 15609

Serenity at the Square, Luxury Apartments

City of Anna, Collin County, Texas

Project Number: 2021100
Drawn By: mfereshtehnezhad

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[illegible]

CONCEPT SITE PLAN

**SERENITY AT THE SQUARE
BLOCK A, LOT 1 - 11.02 ACRES
CITY OF ANNA, COLLIN COUNTY, TX
BOTH TRACT 1 & 2**

TRACT 1:
PORTION OF ANNA TOWN CENTER MIXED USE LLC
INSTRUMENT NUMBER 20150317000291340
O.P.R.C.C.T.
TRACT 2:
PORTION OF ANNA TOWN CENTER
NO. 4 / SHRP, LTD.
VOLUME 5631, PAGE 2600
O.P.R.C.C.T.



Item No. 18.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/2/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.

SUMMARY:

Multiple-family residential dwelling use on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. The property is currently zoned Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013).

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

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission approve the applicants request to table and hold open the Public Hearing item until the June 6, 2022 Planning & Zoning Commission meeting to be held at City Hall at 7:00 PM.

ATTACHMENTS:

1. Anna Town Square, Block A, Lot 2 Locator Map
2. PZ - STAFF REPORT (ZONING TABLE) Anna Town Square Addn, BL A, Lt 2
3. EXHIBIT A (Extension Ltr) Anna Town Square Addn BL A Lt 2 2022.04.27

APPROVALS:

Salena Tittle, Planner II

Created/Initiated - 4/28/2022

Zoning - Anna Town Square Addition, Block A, Lot 2



CITY OF ANNA
Planning & Zoning Commission
May 2, 2022

Zoning & Concept Plan: Anna Town Square Addition, Block A, Lot 2

Applicant: Grand at Anna II Owner, LLC

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. The property is currently zoned Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013).

SUMMARY:

Multiple-family residential dwelling use on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. The property is currently zoned Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013).

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

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission approve the applicants request to table and hold open the Public Hearing item until the June 6, 2022 Planning & Zoning Commission meeting to be held at City Hall at 7:00 PM.

ATTACHMENTS:

Locator
Table Request



CLX VENTURES

April 27, 2022

City of Anna
3223 N. Powell Parkway
Anna, TX 75049

ATTN: Lauren Mecke – Planning Dept.

RE: Table Request – Public hearing to amend zoning of 11.0943 acres located at the Northeast Quadrant of E. Finley Blvd. and Florence Way

As the property owner, we are hereby requesting our public hearing item be tabled until the Monday, June 6, 2022 Planning and Zoning Commission Meeting agenda. We are continuing to refine the request and it will afford us the opportunity to meet with the neighbors of Anna Town Square to discuss our proposed development.

We appreciate your understanding and consideration to this request.

Sincerely,

Todd Finley
Development Partner



Item No. 19.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

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.

SUMMARY:

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, maximum height of 26 feet, 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 and include a planned development standard limiting structures to a maximum height of 26 feet.

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

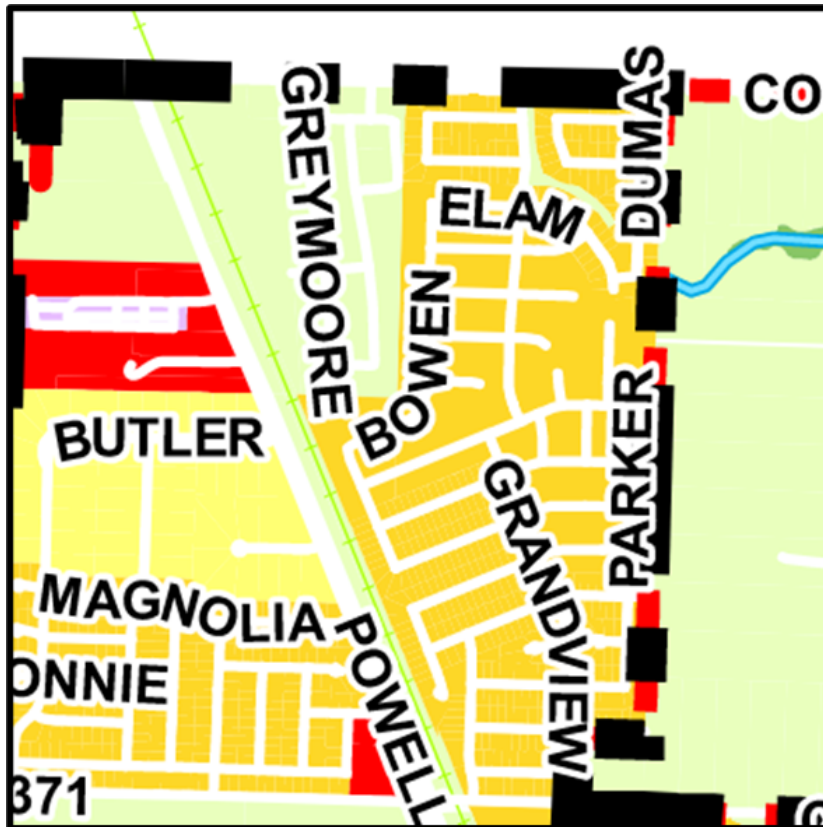
The Future Land Use Plan designates this property as Ranching & Agriculture (RA).

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).

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

The proposed development 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 (total acreage would be dependent on the amount of right-of-way needed to create individual platted lots).

Initial and subsequent staff comments provided to the applicant recommended zoning of either SF-60 Single-Family Residence District, SF-Z Single-Family Residence District – Zero lot line homes, or SF-TH Townhome District with open space equal to the platted lots to be in conformance with the Future Land Use Plan.

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 B).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential - Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - i. Maximum Height (feet): 26
 - ii. 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.

iii. 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.

iv. 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.

v. 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 A) 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 - 5-2-22
3. Exhibit A - District Community zoning (Concept Plan)
4. Exhibit B - District Community zoning (Open Space Exhibit)
5. Exhibit C - District Community zoning (PD stipulations & Justifications)

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

May 2, 2022

Public Hearing: Zoning – District Community

Applicant: Anna 1340 Holdings, LLC

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, maximum height of 26 feet, with one and two-bedroom units on one lot.

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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.

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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

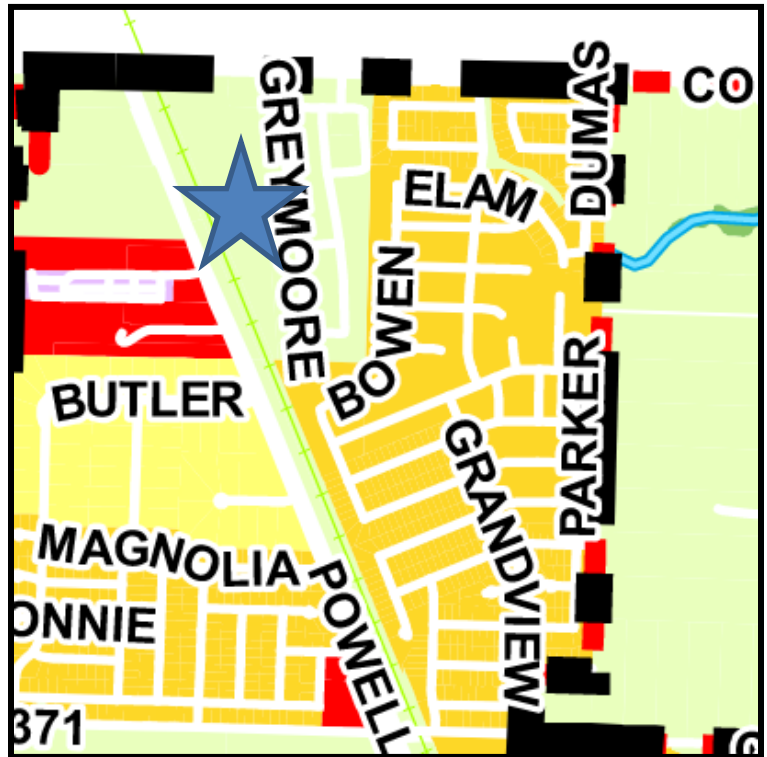
Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

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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.

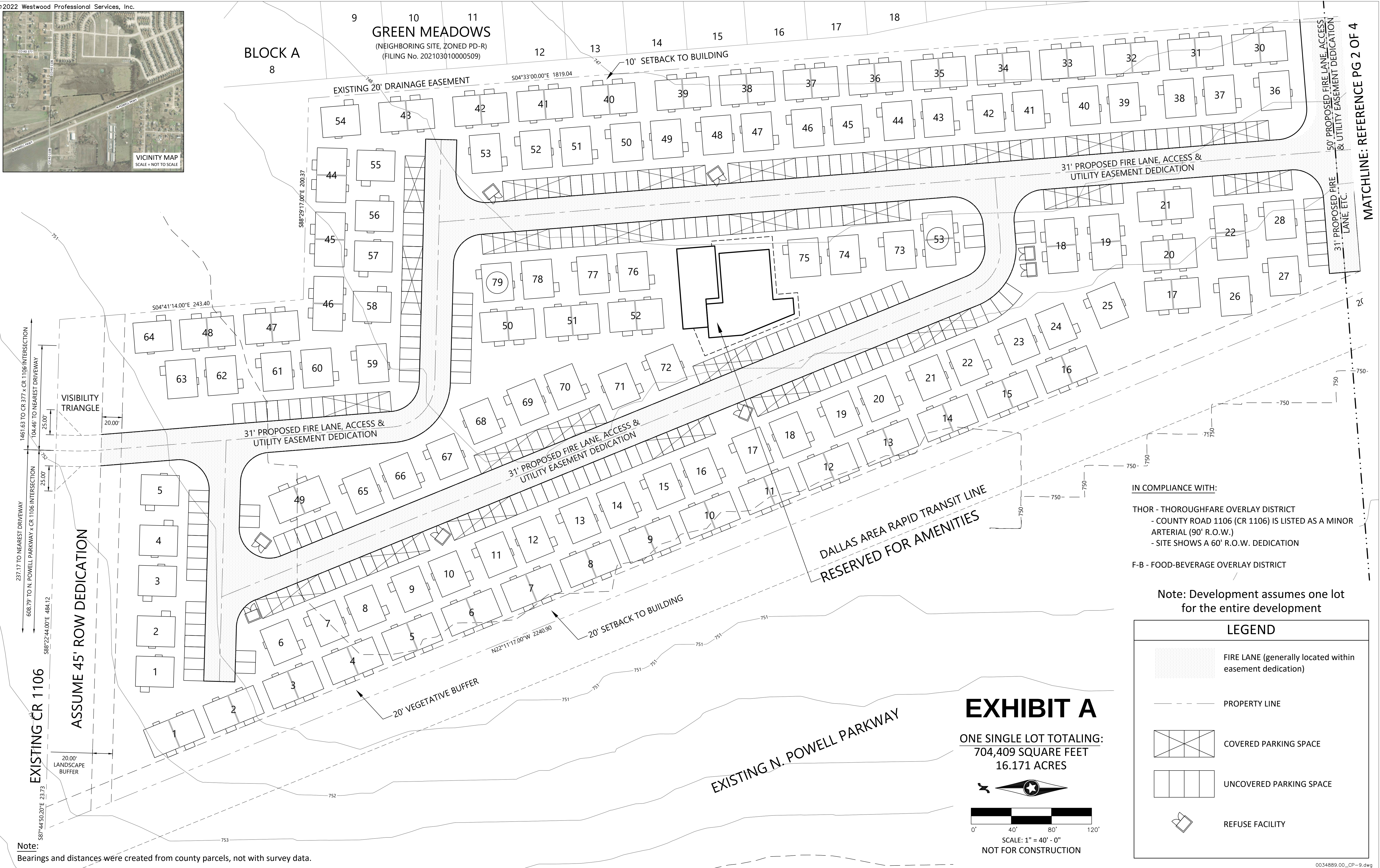
RECOMMENDATION:

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 B).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-1 Multiple-Family Residential - Medium Density (MF-1) zoning district and the Planning and Development Regulations except as otherwise specified herein.
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 - ii. Side Yard, Interior:
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 - B. Along the western property boundary buildings shall be setback a minimum of 20 feet.
 - iii. 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
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 - iv. 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.

- v. 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 A) 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.
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- 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

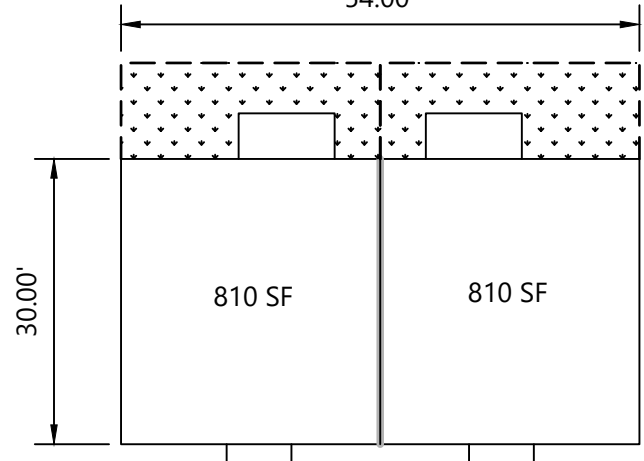
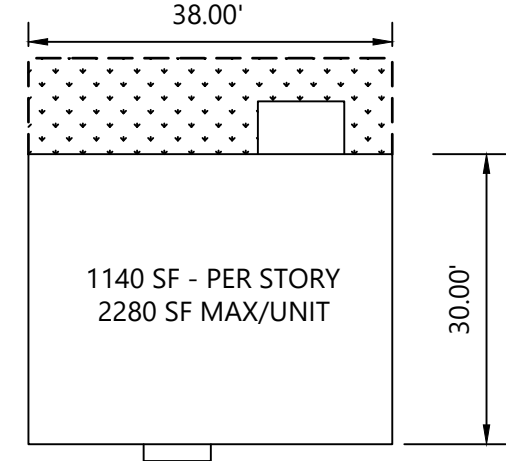
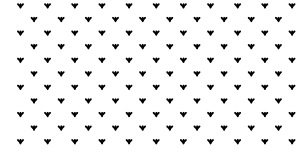
Note: Development assumes one lot for the entire development

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

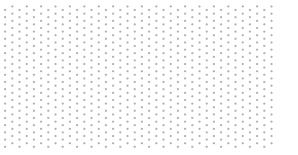
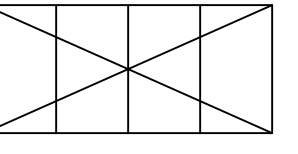
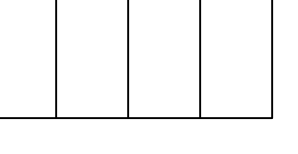
SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
Zoning (from zoning map)		SF-E
Land Use (from zoning ordinance)		Undeveloped
Proposed Land Use		PD-MF-1
Lot Area (square feet & acres, includes dedication)		704,409 s.f. 16.171 acres
Building Footprint Area (square feet)		
- Product A (2 units per product/1 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/26' 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.

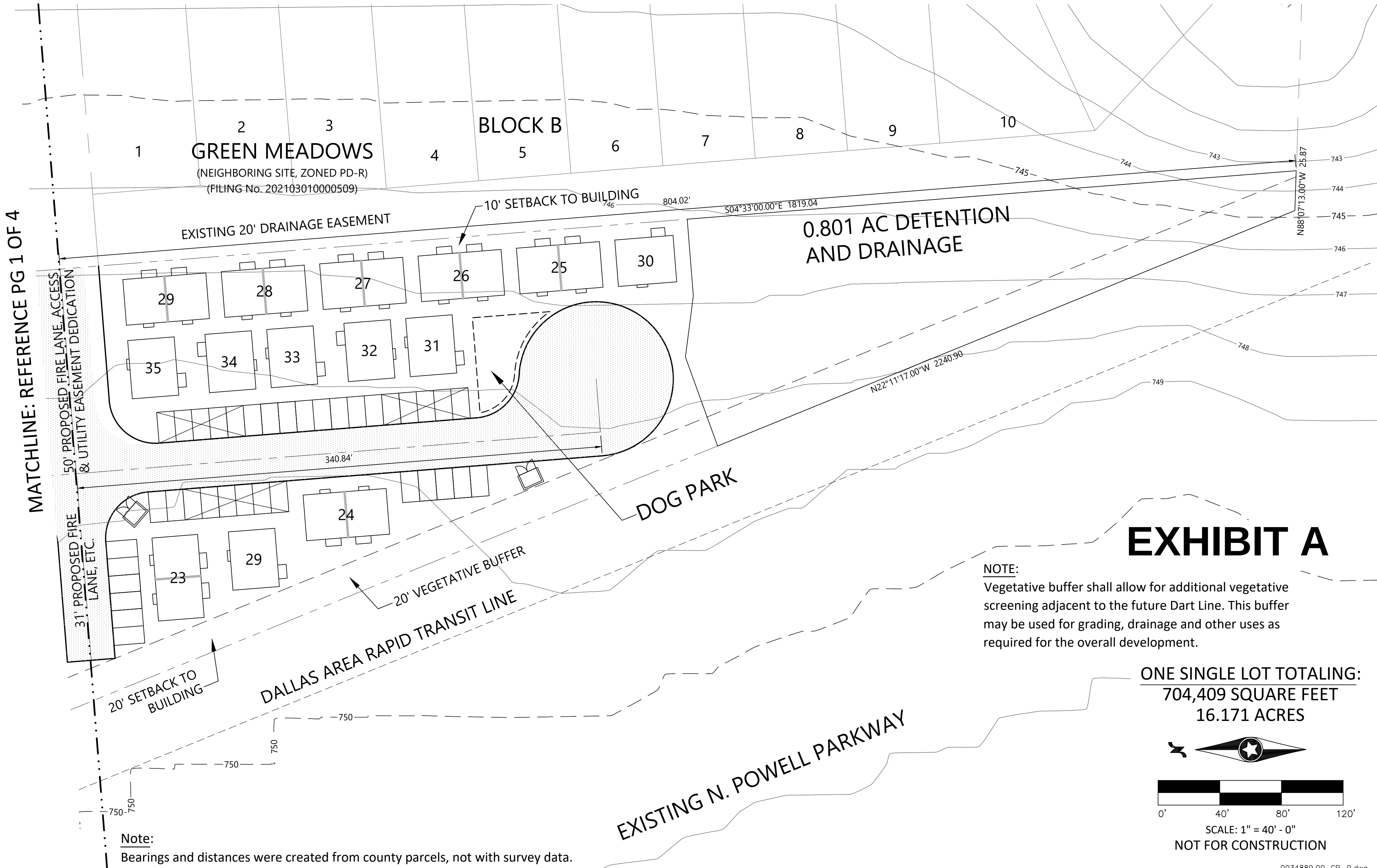
PER PRODUCT OPEN SPACE			
REQUIRED			
Type	Requirement	Unit Count	Total
1 Bedroom	600 s.f.	106	63,600 s.f.
2 Bedroom	900 s.f.	79	71,100 s.f.
Total Required			134,700 s.f.
PROVIDED			
Total Open Space Provided Across Tract			172,900 s.f.

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)

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



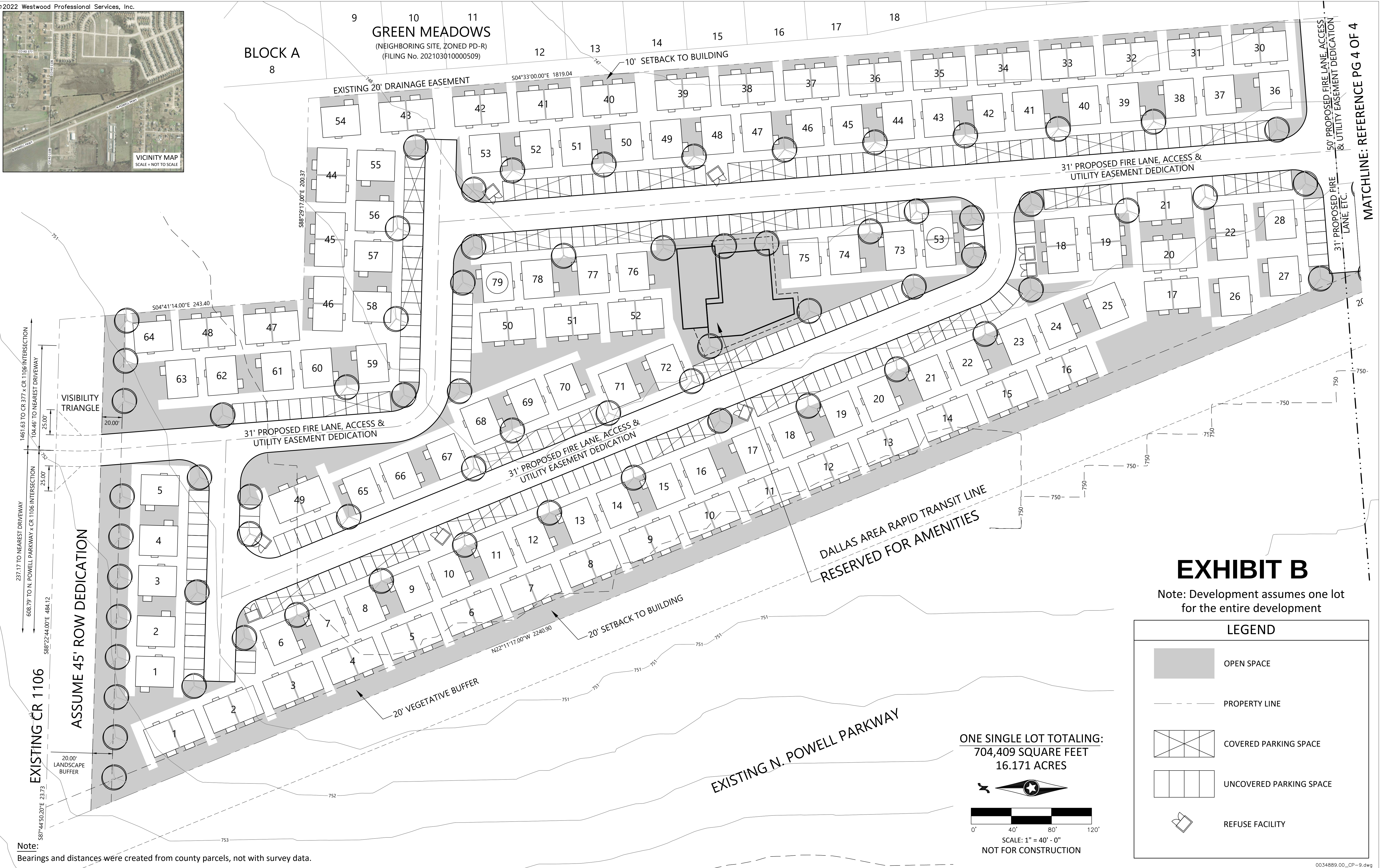


EXHIBIT C

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 26' 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.
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Item No. 20.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/2/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan, District Community, Block A, Lot 1.
Applicant: Anna 1340 Holdings, LLC.

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.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

The Concept Plan is in conformance with the proposed Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances. If the zoning amendment associated with this Concept Plan is recommended for approval; Concept Plan approval subject to City Council approval of the zoning request.

ATTACHMENTS:

1. District Community Concept Plan Locator Map
2. PZ - STAFF REPORT (CP) - District Community 5-2-22
3. Exhibit A - District Community zoning (Concept Plan)

APPROVALS:

Salena Tittle, Planner II

Created/Initiated - 4/29/2022

Concept Plan - District Community



CITY OF ANNA
PLANNING & ZONING COMMISSION

May 2, 2022

Concept Plan: District Community

Applicant: Anna 1340 Holdings, LLC

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.

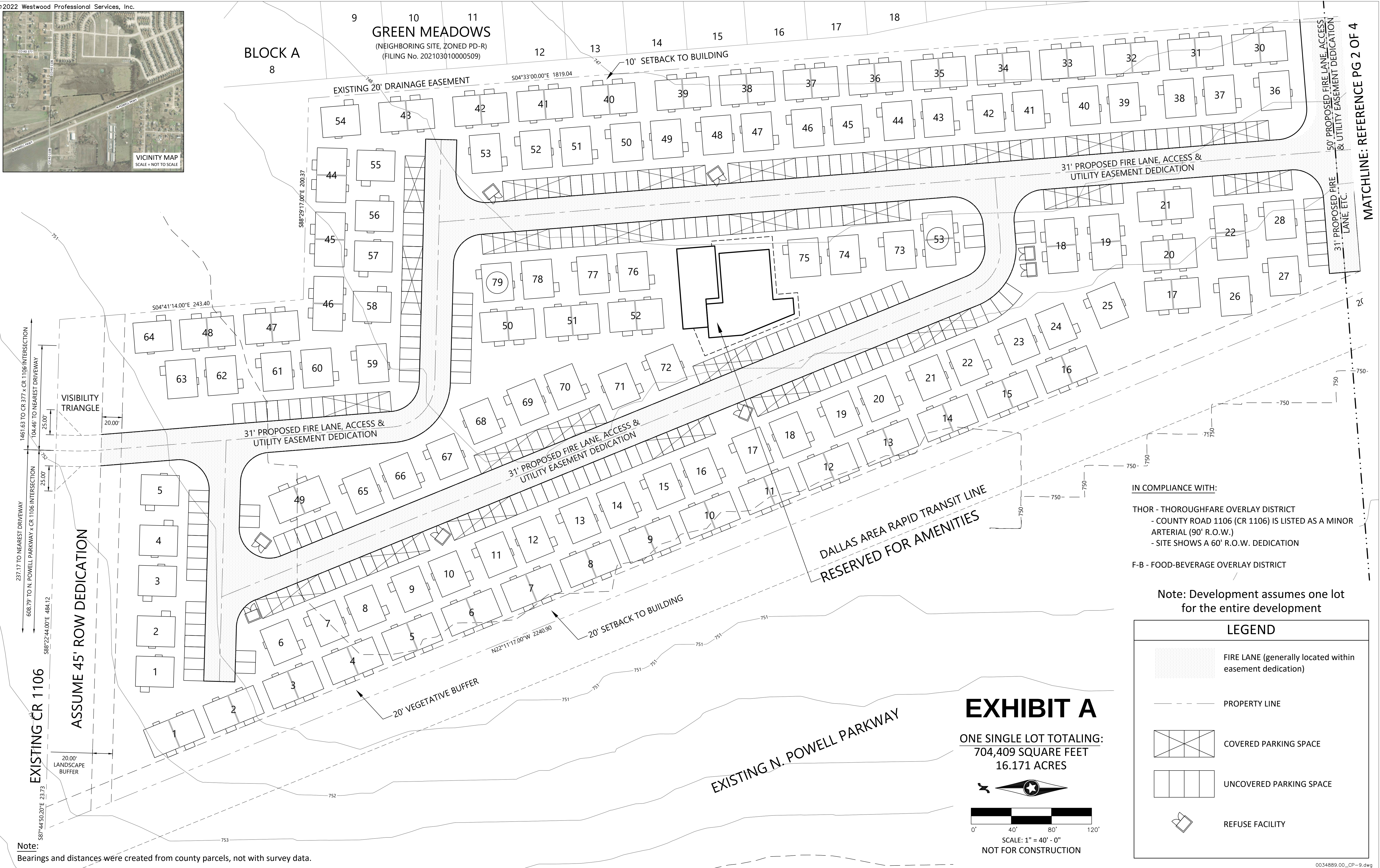
This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the conceptual layout and related site improvements associated with the future multiple-family development. The concept plan complies with the zoning districts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

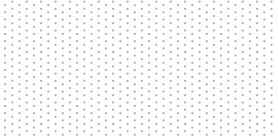
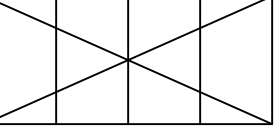
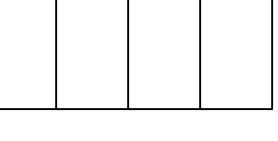
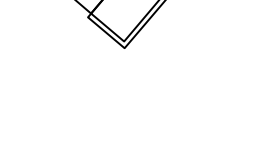
F-B - FOOD-BEVERAGE OVERLAY DISTRICT

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

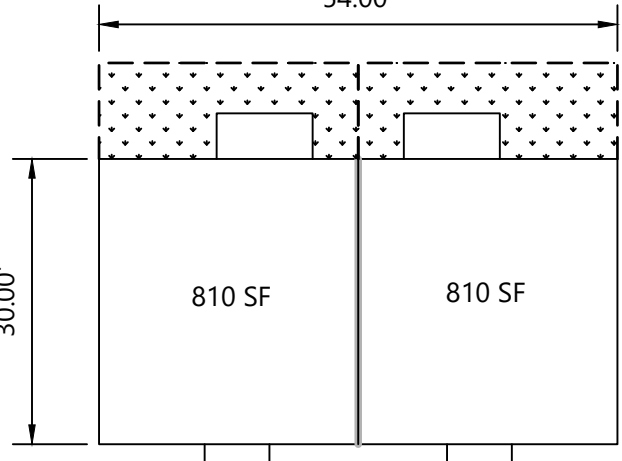
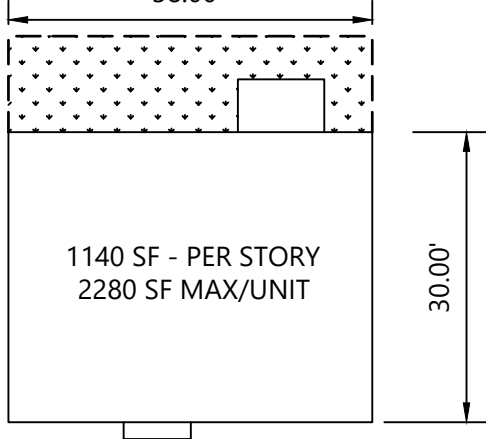
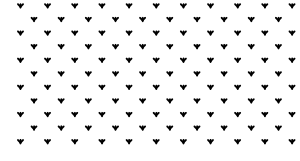
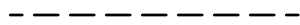
SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
Zoning (from zoning map)		SF-E
Land Use (from zoning ordinance)		Undeveloped
Proposed Land Use		PD-MF-1
Lot Area (square feet & acres, includes dedication)		704,409 s.f. 16.171 acres
Building Footprint Area (square feet)		
- Product A (2 units per product/1 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/26' 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.

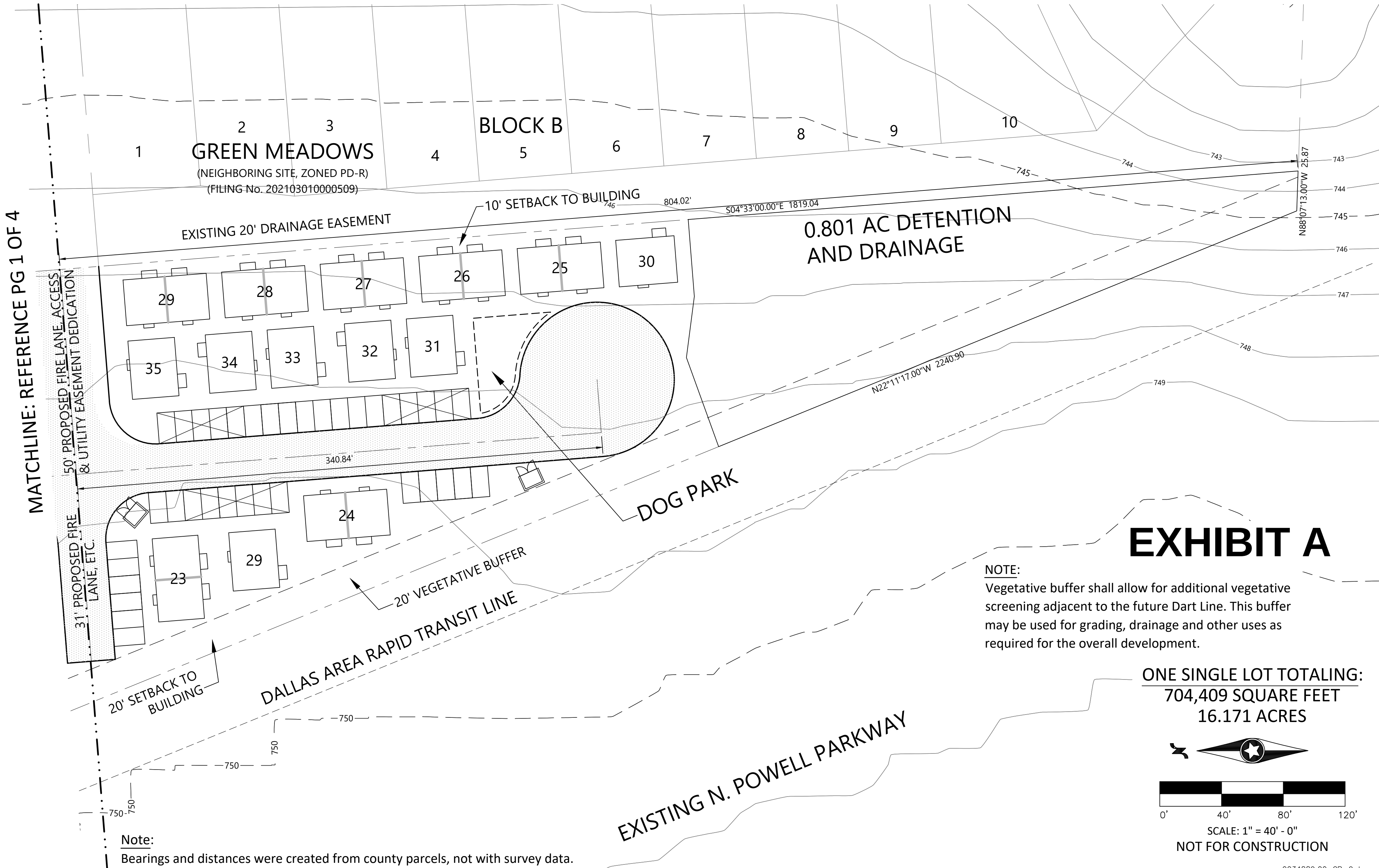
Note: Development assumes one lot for the entire development

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)





Item No. 21.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. Zoned: Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (PD-C-1/MF-2/SF-60) (Ord. No. 861-2020). Applicant: Anna 51 Joint Venture.

SUMMARY:

HISTORY:

The subject property was rezoned in June 2020 as a Planned Development to allow for commercial uses with modified development standards on Tract A, multiple-family dwellings with modified development standards on Tract B and Detached Single-Family Residential (SF-60) with modified development standards on Tract C (Ord. No. 861-2020). The zoning tract map (*Image 1*) and the Concept Plan (*Image 2*) illustrate the Planned Development zoning.





Image 2: Previously Approved Concept Plan

In January 2022, the final plat for Persimmon Drive (Image 3) was approved (Res. No. 2022-01-1087). The purpose of the final plat was to dedicate the right-of-way for Persimmon Drive to extend from Oak Hollow, Phase 4 to W. White Street. This right-of-way will be the eastern property boundary of the multiple-family residences lot.

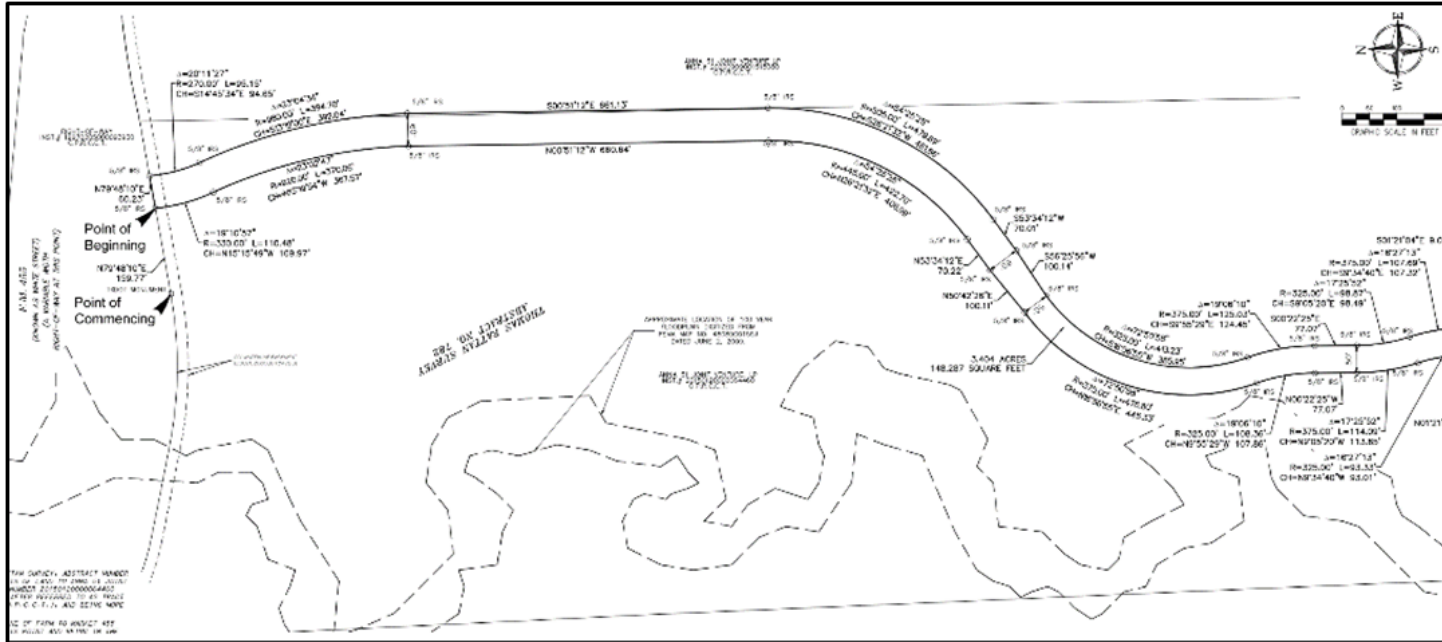


Image 3: Persimmon Drive Final Plat

REMARKS:

The applicant is requesting to modify the zoning tract map to increase the MF-2 land area and reduce the covered parking requirement.

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	Across West White Street (FM 455), single-family detached subdivision zoned Planned Development-2001-10 (PD-2001-10)
East	Single-family, detached subdivision zoned Planned Development-2000-07 (PD-2000-07) and tire dealer and self-storage/mini-warehouse uses zoned Planned Development-2008-367 (PD-2008-367)
South	Single-family, detached subdivision zoned Planned-Development-2003-50 (PD-2003-50)
West	Vacant land zoned General Commercial (C-2), Planned Development-972-2022 (PD-972-2022), and Planned Development-2003-107 (PD-2003-107)

Proposed Planned Development Amendment:

The current Planned Development zoning and Concept Plan allows for multiple-family dwellings. The applicant's request increases the size of the area for the multiple-family dwellings (Tract B) and reduces the amount of required covered parking.

Tract Map – The applicant is requesting to amend/increase the acreage of the multiple-family tract from 18.44± acres to 19.48± acres to allow for additional multi-family dwelling types. The area being removed from the single-family tract would have been open space owned and maintained by the single-family property owners. The concept plan illustrates a hike and bike trail, which is part of the Parks Master Plan and a requirement of the zoning, while also providing parking outside of the gated area adjacent to the trail head.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires 75% of the required parking to be covered.

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

Maximum Height (Scrivener's Error)

The current zoning (Ord. No. 861-2020) states that a four-story multiple-family dwelling building shall not be located closer than 300 feet from any single-family residence outside of the planned development. However, as represented by the applicant, identified and labeled on the approved concept plan, and written in the previous zoning staff report, four-story building separation was to be 250 feet from any single-family detached property. The ordinance as currently written, would allow a four-story building to be setback only 60 feet from the proposed single-family residence lots (SF-60) within the planned development district.

Staff recommends modifying the maximum height to meet the intent of the original zoning as follows:

Maximum Height: 4-story buildings shall be located no closer than 250 ~~300~~ feet from any lot zoned for a single-family residence zoning ~~not included within this planned development district~~.

SUMMARY:

Request to amend the zoning tract map and adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. The property is currently zoned Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (Ord. No. 861-2020).

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATIONS:

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

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit B) and as delineated on the Tract map (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-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as modified per Ord. No. 861-2020 and as otherwise specified herein.

Parking:

Required Parking: Detached Single-dwelling and two-dwelling buildings: 2 parking spaces per unit

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

Visitor Parking: 0.25 spaces per unit

Site Boundary: Refer to Exhibit B and Exhibit C to see new site boundary within of Ordinance No. 861-2020

Maximum Height: 4-story buildings shall be located no closer than ~~250~~300 feet from any lot zoned for a single-family residence ~~zoning not included within this planned development district.~~

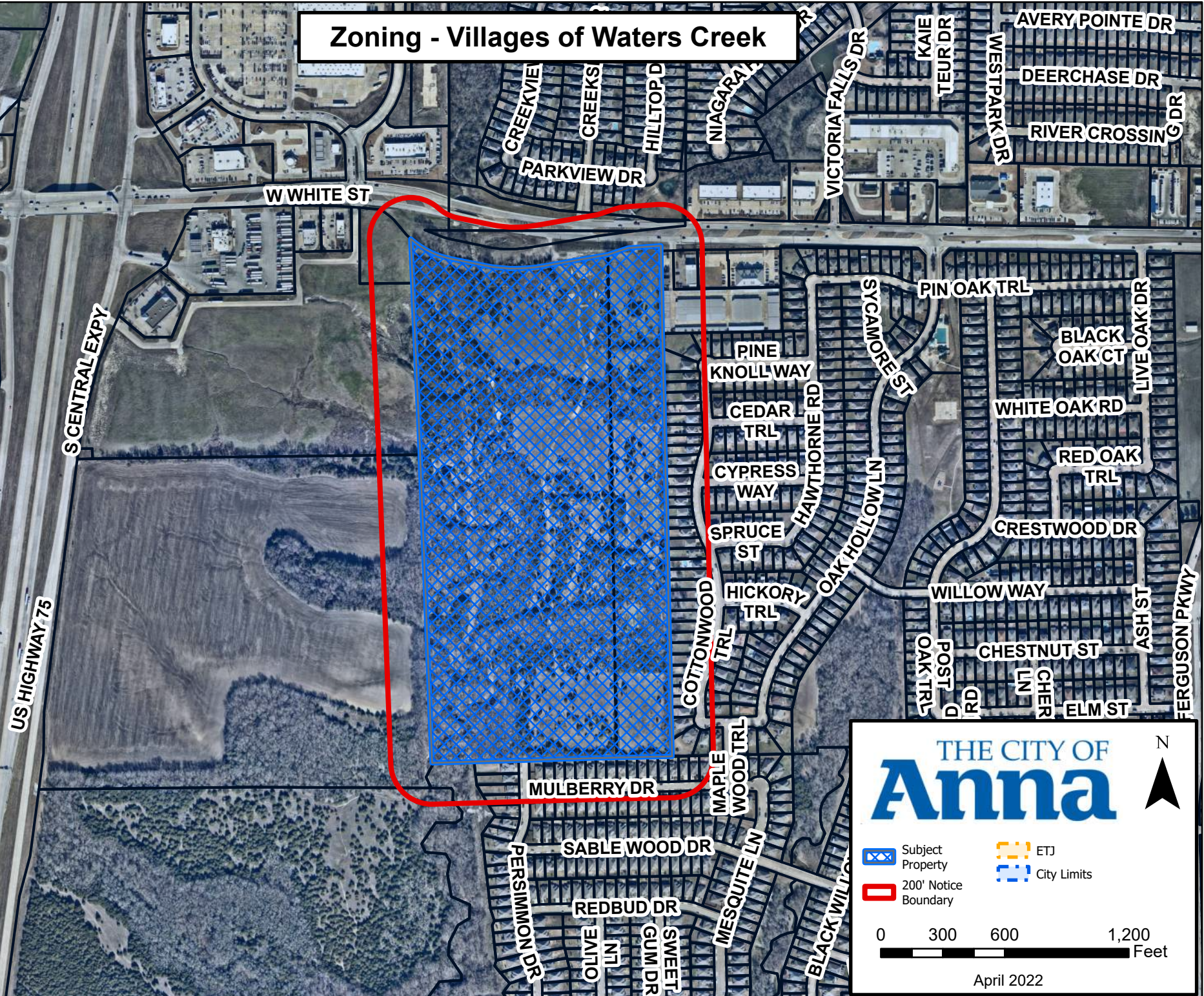
3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council 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. Villages of Waters Creek Zoning Locator Map
2. PZ - STAFF REPORT (Zoning) Villages of Waters Creek

3. Exhibit A (Legal Description) Villages of Waters Creek
4. EXHIBIT B (Tract Map) Villages of Waters Creek
5. Exhibit C (CP) Villages of Waters Creek
6. Responses - PZ

Zoning - Villages of Waters Creek



CITY OF ANNA

PLANNING & ZONING COMMISSION

May 2, 2022

Public Hearing: Modify existing Planned Development zoning

Applicant: Anna 51 Joint Venture LP

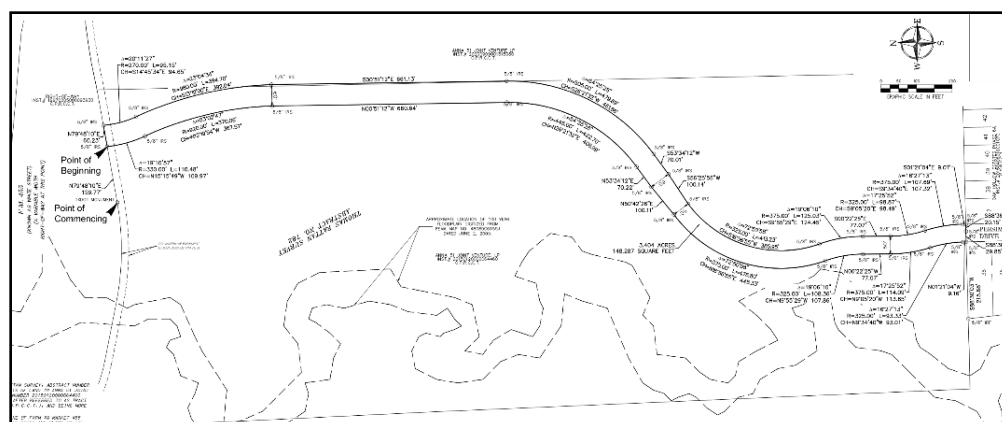
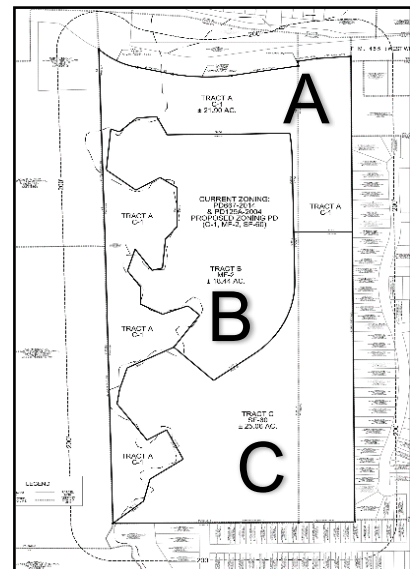
DESCRIPTION:

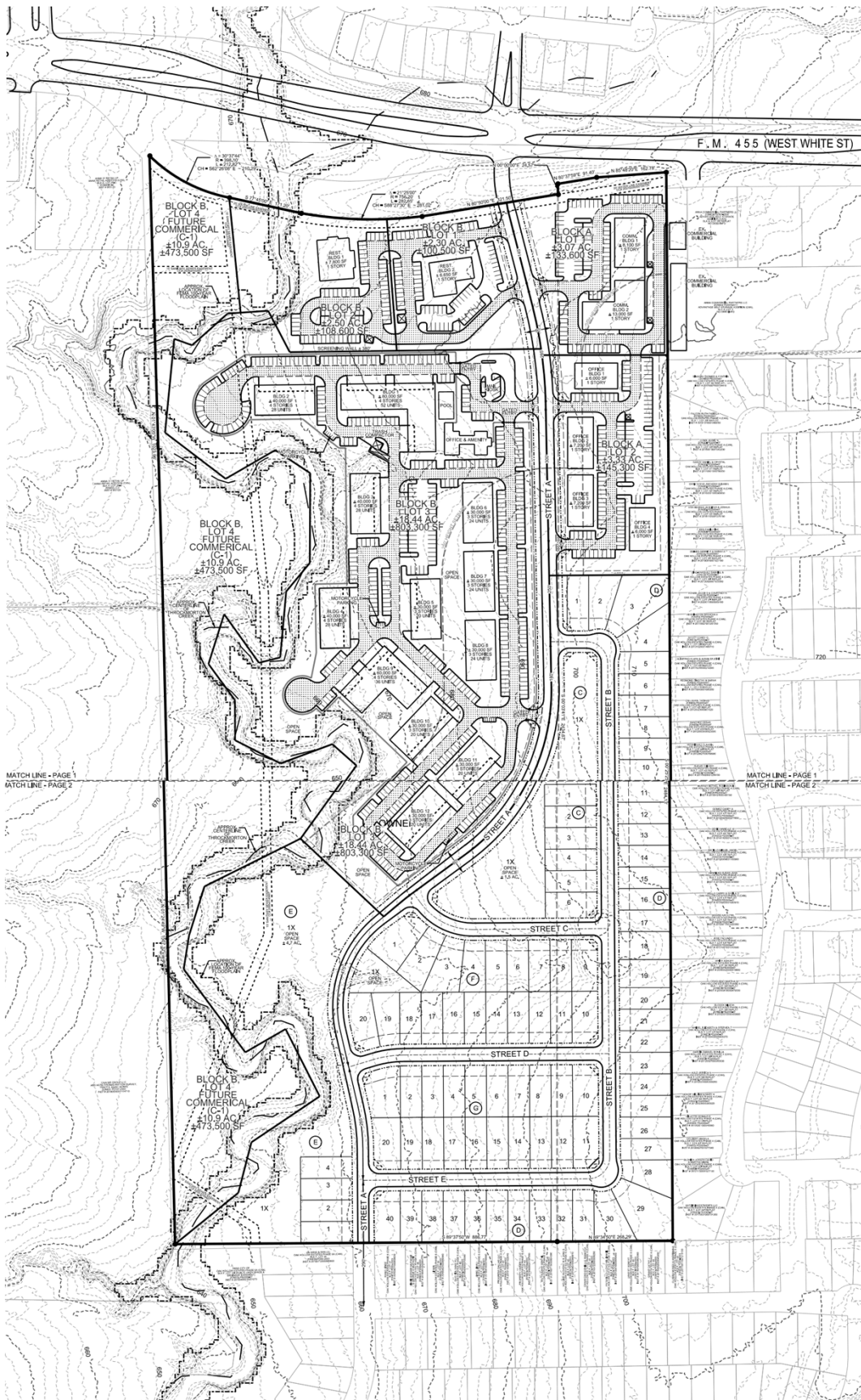
Request to amend the zoning tract map and adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. The property is currently zoned Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (Ord. No. 861-2020).

HISTORY:

The subject property was rezoned in June 2020 as a Planned Development to allow for commercial uses with modified development standards on Tract A, multiple-family dwellings with modified development standards on Tract B and Detached Single-Family Residential (SF-60) with modified development standards on Tract C (Ord. No. 861-2020). The zoning tract map (*right*) and the Concept Plan (*next page*) illustrate the Planned Development zoning.

In January 2022, the final plat for Persimmon Drive (*below*) was approved (Res. No. 2022-01-1087). The purpose of the final plat was to dedicate the right-of-way for Persimmon Drive to extend from Oak Hollow, Phase 4 to W. White Street. This right-of way will be the eastern property boundary of the multiple-family residences lot.





REMARKS:

The applicant is requesting to modify the zoning tract map to increase the MF-2 area and reduce the covered parking.

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	Across West White Street (FM 455), single-family detached subdivision zoned Planned Development-2001-10 (PD-2001-10) [Creekside Phase 1]
East	Single-family, detached subdivision zoned Planned Development-2000-07 (PD-2000-07) [Oak Hollow Estates Phase 4] and tire dealer and self-storage/mini-warehouse uses zoned Planned Development-2008-367 (PD-2008-367)
South	Single-family, detached subdivision zoned Planned-Development-2003-50 (PD-2003-50) [Oak Hollow Estates Phase 6A]
West	Vacant land zoned General Commercial (C-2), Planned Development-972-2022 (PD-972-2022), and Planned Development-2003-107 (PD-2003-107)

Proposed Planned Development Amendment:

The current Planned Development zoning and Concept Plan allows for multiple-family dwellings. The applicant's request increases the size of the area for the multiple-family dwellings (Tract B) and reduces the amount of covered parking required.

Tract Map – The applicant is requesting to amend/increase the acreage of the multiple-family tract from 18.44± acres to 19.48± acres to allow for additional multi-family dwelling unit types. The area being removed from the single-family tract would have been open space owned and maintained by the single-family property owners. The updated concept plan illustrates a hike and bike trail, which is part of the Parks Master Plan and a requirement of the zoning, while also providing parking outside of the gated area adjacent to the trail head.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires 75% of the required parking is required to be covered.

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

Maximum Height (Scrivener's Error)

The current zoning (Ord. No. 861-2020) states that a four-story multiple-family dwelling building shall not be located closer than 300 feet from any single-family residence outside of the planned development. However, as represented by the applicant, identified and labeled on the approved concept plan and written in the previous zoning staff report, four-story building separation was to be 250 feet from any single-family detached property. The ordinance as currently written, would allow a four-story building on the multiple-family tract to be setback only 60 feet from the proposed single-family residence lots (SF-60) within the planned development district.

Staff recommends modifying the maximum height to meet the intent of the original zoning as follows:

Maximum Height: 4 story buildings shall be located no closer than 250 ~~300~~ feet from any lot zoned for a single-family residence ~~zoning not included within this planned development district.~~

SUMMARY:

Request to amend the zoning tract map and adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. The property is currently zoned Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (Ord. No. 861-2020).

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 as delineated on the Tract map (Exhibit B) and with the Concept 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-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as modified per Ord. No. 861-2020 and as otherwise specified herein.

Parking:

Parking: Detached Single-dwelling and two-dwelling buildings: 2 parking spaces per unit

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

Visitor Parking: 0.25 spaces per unit

Site Boundary: Refer to Exhibit B and Exhibit C to see new site boundary within of Ordinance No. 861-2020

Maximum Height: 4 story buildings shall be located no closer than ~~250~~ 300 feet from any lot zoned for a single-family residence ~~zoning not included within this planned development district.~~

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.

EXHIBIT A

BEING that certain tract of land situated in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas and being all of those tracts of land to Anna 51 Joint Venture L.P. (A Limited Partnership) recorded in Instrument Number 20150120000064460 herein after referred to as Tract 1 and 20200909001518080 herein after referred to as Tract 2, of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Tract 2, being the southwest corner of a tract of land to Oak Hollow Estates Phase 3 recorded in Volume 5535, Page 4805 and being in the north line of a tract of land to Oak Hollow Estates Phase 6 recorded in Instrument Number 20140423010001240 of said County Records;

THENCE S 88° 38' 11" W, 260.79 feet to the southwest corner of said Tract 2 and being the southeast corner of said Tract 1;

THENCE continuing with the south line of said Tract 1 the following bearings and distances:

S 88° 50' 57" W, 176.39 feet;

S 88° 36' 07" W, 270.58 feet;

S 88° 30' 03" W, 442.69 feet to the southwest corner of said Tract 1 and being in the east line of a tract of land to Caalms Group LLC (A Limited Liability Company) recorded in Instrument Number 20180904001111350 known as Tract 6 of said County Records;

THENCE N 02° 26' 41" W, 1,507.32 feet to the northeast corner of said Caalms Tract and being the southeast corner of a tract of land to Anna Retail Addition Block A recorded in Volume 6024, Page 4397 of said County Records;

THENCE N 02° 44' 57" W, 1,023.96 feet to the northwest corner of said Tract 1, being in the south right-of-way line of Farm-to-Market Road 455 (a variable width right-of-way) and being the beginning of a non-tangent curve to the left;

THENCE along the common line of said south right-of-way line of said F.M. 455 and the north line of said Tract 1 and said Tract 2 the following bearings and distances:

With said non-tangent curve to the left, an arc distance of 212.81 feet, through a central angle of 30° 37' 41", having a radius of 398.10 feet, and a long chord which bears S 63° 28' 02" E, 210.28 feet;

S 78° 46' 52" E, 171.20 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 282.66 feet, through a central angle of 21° 25' 00", having a radius of 756.20 feet, and a long chord which bears S 89° 29' 22" E, 281.02 feet;

N 79° 48' 10" E, 321.52 feet;

N 78° 10' 39" E, 75.59 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 183.88 feet, through a central angle of 05° 38' 04", having a radius of 1,869.86 feet, and a long chord which bears N 82° 39' 48" E, 183.81 feet to the northeast corner of said Tract 2;

THENCE S 01° 14' 51" E, 2,467.52 feet to the POINT OF BEGINNING and containing 2,850,071 square feet or 65.429 acres more or less.

[illegible]

PROJECT NO. CCR20001			OWNER ANNA 51 JOINT VENTURE LP 2705 CLUBLAKE TRAIL MCKINNEY, TX 75072 CONTACT: DON COLLINS	PLANNER / ENGINEER PELOTON LAND SOLUTIONS, INC 11000 FRISCO STREET SUITE 400 FRISCO, TEXAS 75034 PHONE: 469-213-1800 CONTACT: DAVID KALHOEFER	THE VILLAGES AT WATERS CREEK ZONING EXHIBIT BEING A 65.398 ACRE TRACT IN THE IN THE THOMAS RATTON SURVEY, A0782, SITUATED IN CITY OF ANNA, COLLIN COUNTY, TEXAS
FILE PATH J:\USERS\DK\DC\ANNA 65\CONCEPT PLAN					
DRAWN BY MRB					
REVIEWED BY DAK					
DATE MARCH 4, 2020					
DATE	REVISIONS				



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

My concern is only related to traffic, is there a plan for alternant access road
entrances from 75, or a light at the new subdivision entrance? It is already sometimes
difficult to go left out of Creekside.

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

Samantha Fowler

Name (Please Print)

A handwritten signature in black ink, appearing to read "S. Fowler", written over a horizontal line.

Signature

206 Hilltop Dr. Anna, TX 75409 (Creekside)

Address

4/26/22

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:

When we came to see the houses on sale in Oak Hollow, the seller said the back is an ecological protected natural area. That is the reason we chose our home here, privacy, quiet and wild life. The city is growing and looks like the only important thing is make money. Nobody is worried about the animals and trees who were here before this neighborhood. With rental apartments people move constantly, are not committed with the community. Anna is growing and getting more insecure. We don't need more apartments, no more traffic.

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

Thierry SUEUR

Name (Please Print)

Liliana WONG.

Lilianawong.

Signature

1102 Cottonwood Trl.

Address

April-23rd-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

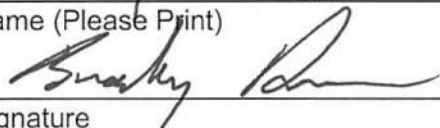
Opposed to request

Comments:

Anna ISD wishes to continue to plan and support
development of the community. Continued coordination with
City of Anna is key to the planned growth.

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

Brodley Duncan Anna ISD
Name (Please Print)


Signature

501 S. Sherley St Anna, TX 75409
Address

4/27/2022
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:

Please see attached letter.

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

Don W. Collins

Name (Please Print)

Signature

2705 Club Lake Trail McKinney, TX 75072

Address

April 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

ANNA 51 JOINT VENTURE

April 28, 2022

Re: Zoning Support Letter

As the General Partner & Manager of the subject property, I would like to express my appreciation to the City Planning and Development Department for their invaluable assistance in working with our team to create an enhanced design for the Villages of Waters Creek.

We believe the requested modifications that are being presented for your consideration, will assure the development of a quality community for the City of Anna, meeting my commitment in 2020 to both P&Z and City Council.

Highest Regards,



Don W. Collins

(214)802-8264



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

Courtney Yonan
Name (Please Print)

Courtney Yonan
Signature

932 Cottonwood Trl., Anna
Address

4/23/2022
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



Item No. 22.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/2/2022
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan, Villages of Waters Creek, Block B, Lot 3.
Applicant: Anna 51 Joint Venture. (Director of Development Services Ross Altobelli)

SUMMARY:

Multiple-family residence on one lot on 19.5± acres located on the west side of future Persimmon Drive, 350± feet south of W. White Street. The property is currently zoned Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (Ord. No. 861-2020).

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

Goal 2: Sustainable Anna Community Through Planned Managed Growth

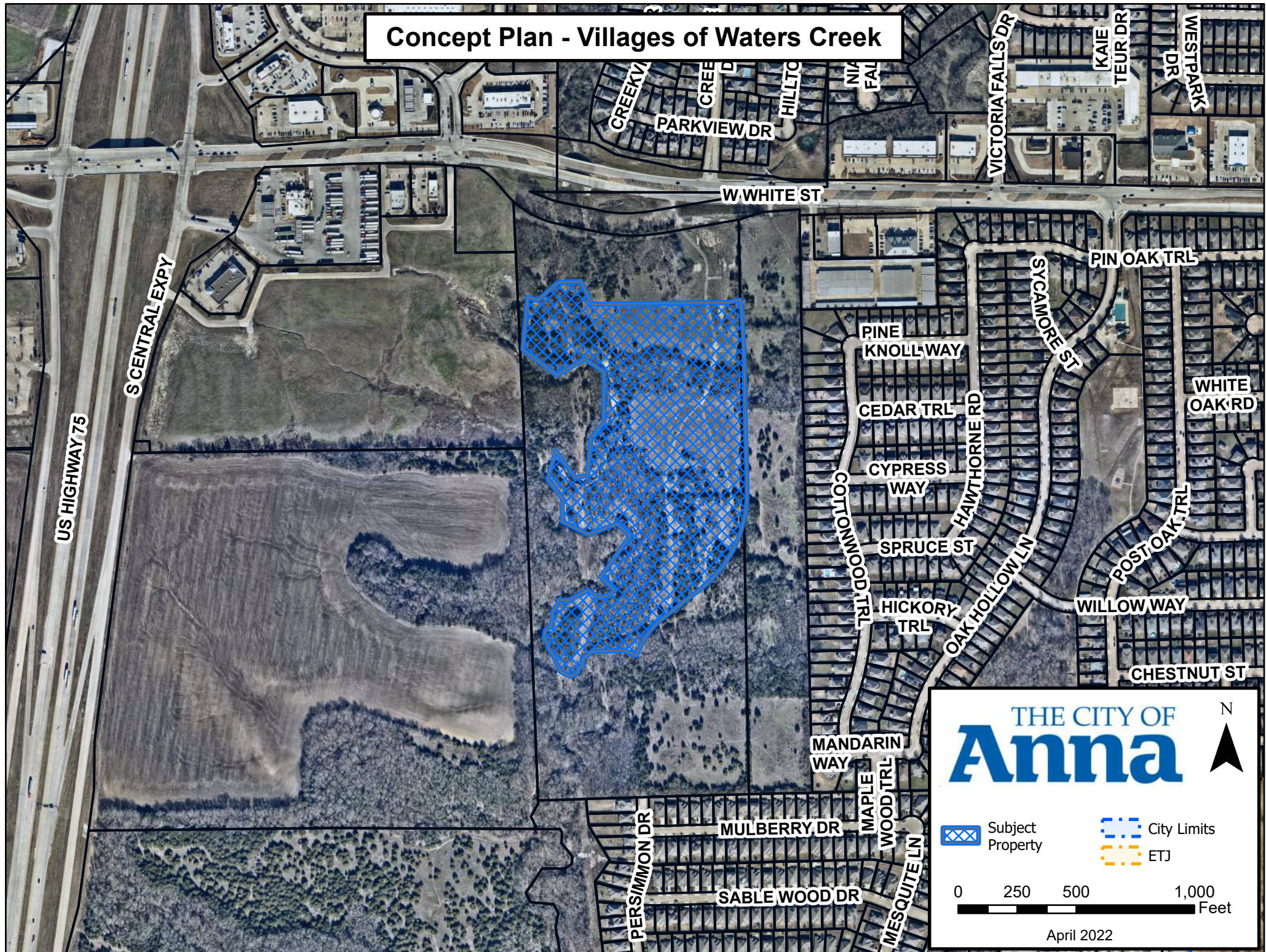
STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Villages of Waters Creek Concept Plan Locator Map
2. PZ - STAFF REPORT (CP) Villages of Waters Creek
3. Exhibit A (CP) Villages of Waters Creek

Concept Plan - Villages of Waters Creek



CITY OF ANNA
PLANNING & ZONING COMMISSION

May 2, 2022

Concept Plan: Villages of Waters Creek, Block B, Lot 3

Applicant: Anna 51 Joint Venture LP

AGENDA ITEM:

Consider/Discuss/Action on the Concept Plan for Villages of Waters Creek, Block B, Lot 3.

SUMMARY:

Multiple-family residence on one lot on 19.5± acres located on the west side of future Persimmon Drive, 350± feet south of W. White Street. The property is currently zoned Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (Ord. No. 861-2020).

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 and commercial 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

