



**AGENDA  
PLANNING AND ZONING COMMISSION  
MONDAY, NOVEMBER 4, 2019 @ 7:00 P.M.**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, November 4, 2019, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum
2. Invocation and Pledge of Allegiance  
  
Location Map
3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.
4. Consider/Discuss/Action on recommendation regarding a Minor Replat for SASM Investments Addition, Block G, Lot 1BR. **Applicant: Jackman Real Estate, LLC**
5. Consider/Discuss/Action on recommendation regarding the Site Plan and Landscape Plan for Wal-Mart Anna Addition, Block A, Lot 5. **Applicant: Halff Associates, Inc.**
6. Conduct a public hearing to consider a residential replat for a portion of Sweetwater Crossing Phase II. The purpose for the replat is to modify property boundaries in order to create four additional single-family residence lots and one common area lot and to modify building setbacks. **Applicant: Starlight Homes Texas, LLC**
7. A) Conduct a public hearing to consider public comments on a request to rezone 2.9 acres located at the southwest corner of Leonard Avenue and Sharp Street from Planned Development-Single-Family Residence-60/Single-Family Townhome (PD-SF-60/SF-TH) to Planned Development-Restricted Commercial (PD-C-1) with modified development standards. **Applicant: Carrillo Engineering, LLC**  
  
B) Consider/Discuss/Action on a recommendation regarding the Concept Plan for Children's Lighthouse Addition, Block 1, Lots 1 & 2. **Applicant: Carrillo Engineering, LLC**
8. Consider action to approve minutes of the September 9, 2019 Planning and Zoning meeting.

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.

9. Consider action to approve minutes of the October 7, 2019 Planning and Zoning meeting.
10. Adjorn

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. November 1, 2019.



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Ross Altobelli  
Director of Development Services

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



**Item No.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Ross  
Altobelli

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**AGENDA ITEM:**

Location Map

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**SUMMARY:**

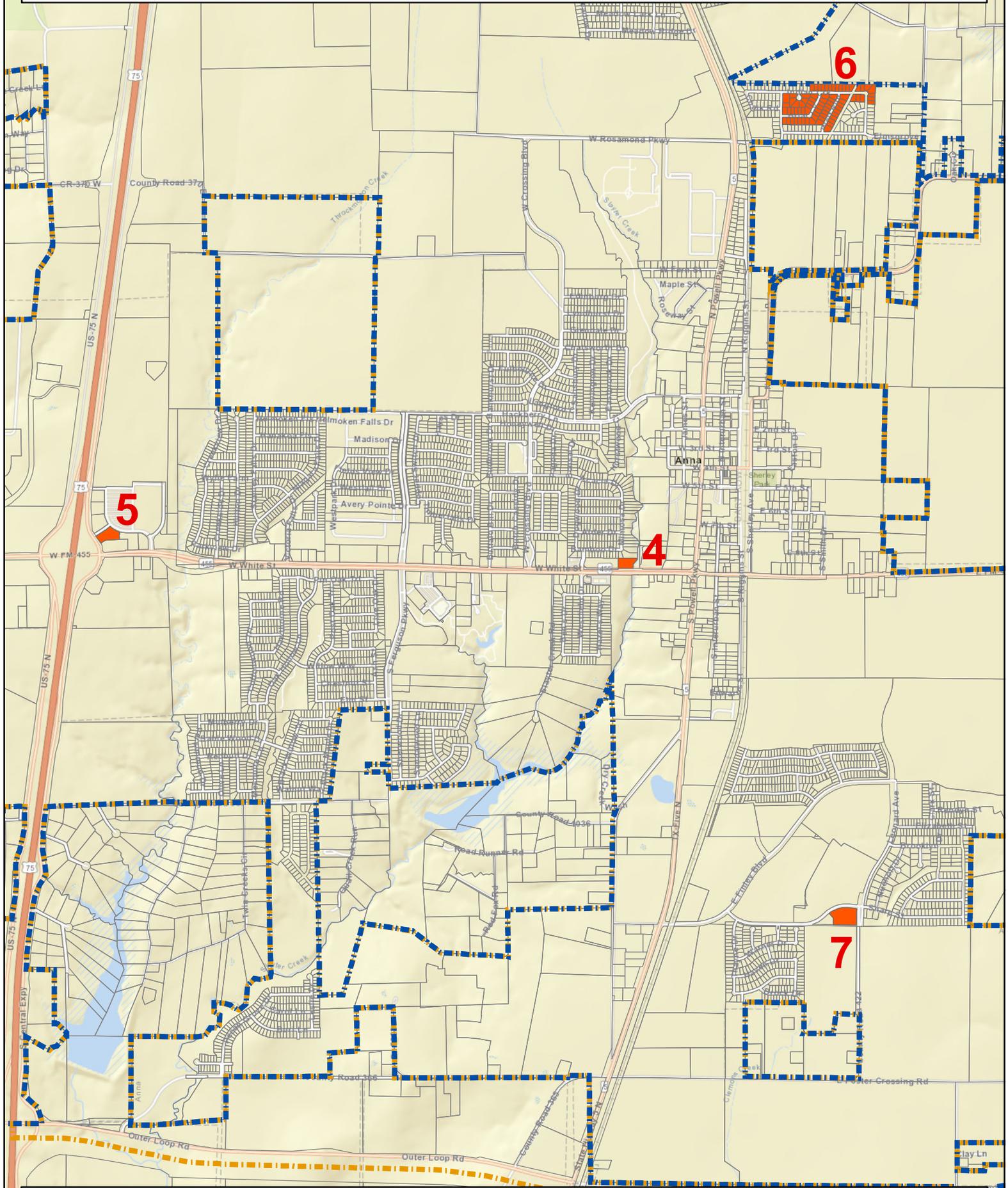
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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	10/31/2019	Exhibit

# City of Anna November 4th, 2019 Planning & Zoning Meeting Map



Legend:  Agenda Items  City Limits  ETJ  Parcels

0 0.25 0.5 1 Miles N



**Item No. 4.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Ross  
Altobelli

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**AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding a Minor Replat for SASM Investments Addition, Block G, Lot 1BR. **Applicant: Jackman Real Estate, LLC**

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**SUMMARY:**

The SASM Investments Addition minor replat is located in the J. C. Farris Survey, Abstract No. 331. The plat contains approximately 1.107 acres covering a section of land located at 600 and 604 White St. This is a minor replat of Block G, Lot 1B of the previously approved final plat in order to abandon a section of easement. The submittal meets the City of Anna requirements.

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**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	10/31/2019	Exhibit
Plat	10/23/2019	Exhibit



ACACIA DRIVE

MAHOGANY DRIVE

SEQUOIA DRIVE

ALDER DRIVE

BAMBOO DRIVE

DOGWOOD DRIVE

MIMOSA DRIVE

WILLOW CREEK

WHITE STREET (F.M. 455)

POWELL PARKWAY (S.H. 5)

FIFTH STREET

SEVENTH STREET

EIGHT STREET

RIGGINS STREET

SHERLEY AVENUE

SEVENTH STREET

EIGHT STREET

WHITE STREET (F.M. 455)

SIXTH STREET

WORTHAM ST.

SMITH STREET

WEST GATE COURT

WEST FIELD DRIVE

INTERURBAN STREET

STREET

Owner's Certificate

COUNTY OF COLLIN )
STATE OF TEXAS )

WHEREAS, Jackman Real Estate, LLC is the owner of a tract of land situated in the J. C. Farris Survey, Abstract No. 331, in the City of Anna, Collin County, Texas and being all of Lot 1B, Block G, of SASM INVESTMENTS ADDITION, on addition to the City of Anna, as recorded in Volume 2014, Page 544, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being all of that tract of land, described by deed to Jackman Real Estate, LLC, as recorded under Document No. 20141111001230120, O.P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southwesterly corner of said Lot 1B, said corner also being in the northerly monumented line of F.M. Highway No. 455 (variable width right-of-way);

THENCE North 01°59'18" East, along the westerly line of said Lot 1B, same being over and across Lot 1, Block G, of WILSON CREEK ADDITION PHASE 1B, an addition to the City of Anna, as recorded in Volume P, Page 27, of the Map Records, Collin County, Texas (M.R.C.C.T.), a distance of 171.51' to a 1/2" iron rod with a plastic cap stamped "GEER" found for the northwesterly corner of said Lot 1B, said corner also being in the northerly line of said Lot 1, said corner also being in the southerly line of WILLOW CREEK ADDITION PHASE 1, an addition to the City of Anna, as recorded in Volume P, Page 405, M.R.C.C.T.;

THENCE South 88°03'41" East, along the common line between last said addition and Lot 1B, passing a 1/2" iron rod with a plastic cap stamped "GEER" found at a distance of 175.91', and continuing in all, a total distance of 325.89' to a point for corner in a creek;

THENCE along said creek, same being the easterly line of said Lot 1B, the following courses and distances:

South 02°32'40" West, a distance of 20.68' to a point for corner;

South 42°20'22" West, a distance of 105.78' to a point for corner;

South 01°15'23" West, a distance of 69.52' to a point for corner in the northerly monumented line of F.M. Highway No. 455, same being the southeasterly corner of said Lot 1B;

THENCE North 88°13'48" West, along the northerly monumented line of F.M. Highway No. 455, same being the southerly line of said Lot 1B, passing a 1/2" iron rod with a plastic cap stamped "GEER" found at a distance of 50.02', and continuing in all, a total distance of 258.09' to the POINT OF BEGINNING and containing 1.107 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jackman Real Estate, LLC, is the owner of the above described property and does hereby adopt this plat designating the hereinabove described property as LOT 1BR, BLOCK G, SASM INVESTMENTS ADDITION, an addition to the City of Anna, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 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 any way, endanger or interfere with the construction, maintenance or efficiency of its 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 its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas. That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use. The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

JACKMAN REAL ESTATE, LLC

Printed Name and Title

Signature

COUNTY OF COLLIN )
STATE OF TEXAS )

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 whose name is subscribed to the foregoing instrument acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC in and for the State of Texas

Certificate of Approval

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the City Council of the City of Anna, Texas

Mayor, City of Anna, Texas

City Secretary

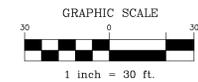
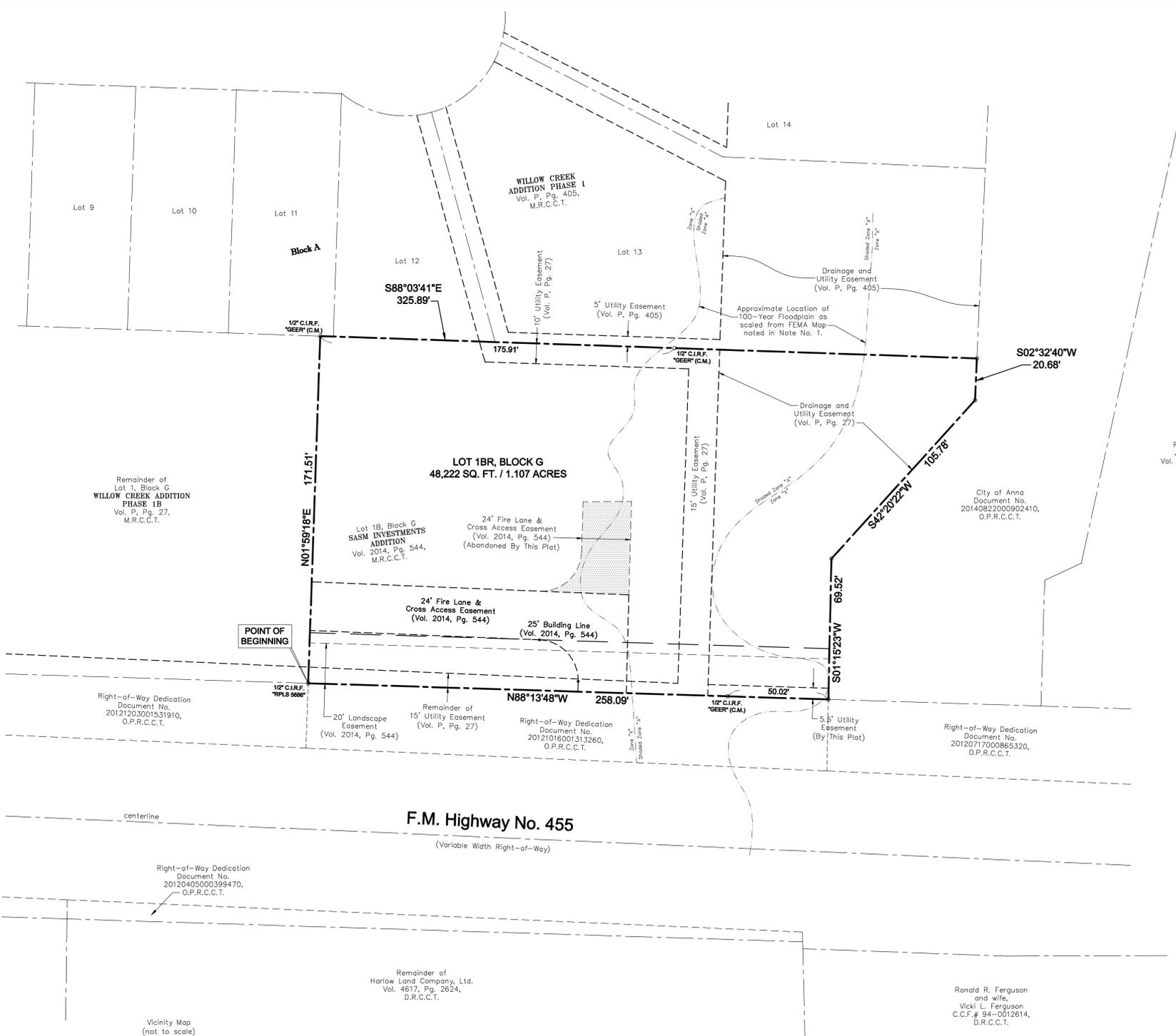
MINOR REPLAT
LOT 1BR, BLOCK G
SASM INVESTMENTS
ADDITION

Being a replat of
Lot 1B, Block G
SASM INVESTMENTS ADDITION
Vol. 2014, Pg. 544, O.P.R.C.C.T.
to the City of Anna, Texas
1.107 Acres out of the
J. C. Farris Survey ~ Abstract No. 331
Collin County, Texas

Owner:
Jackman Real Estate, LLC
4814 Vivaldi Crossing
Sherman, Texas 75090
Contact: Amy Jackman
(903) 819-8195

Engineer:
Helmburger Associates, Inc.
1525 Bozman Road
Wylie, Texas 75098
972-442-7459
Contact: Randy Helmburger
randyhelmburger@verizon.net

Surveyor:
North Texas
Surveying, L.L.C.
Registered Professional Land Surveyors
1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 484-2074 Fax: (469) 484-1997
www.northtexasurveying.com
Firm Registration No. 10074200



ABBREVIATIONS

- I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this 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 in accordance with the Platting Rules and Regulations of the City of Anna, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



COUNTY OF COLLIN )
STATE OF TEXAS )

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 \_\_\_\_\_, 2019.

NOTARY PUBLIC in and for the State of Texas

General Notes:

- 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0160L, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined". This flood statement does not imply that 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. All easements shown herein are per the herein described plat, unless otherwise noted.
3. The surveyor has relied on the herein described subject plat 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.
4. Bearings are based on the herein described map or plat.
5. The property owner and subseqent owners hereby agree to accept the natural storm water runoff in its predevelopment condition from the upstream properties. Future development of the upstream properties shall require stormwater detention.
6. The purpose of this Minor Plat is to abandon a portion of the 24' Fire Lane & Cross Access Easement.





**Item No. 5.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Ross  
Altobelli

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## **AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding the Site Plan and Landscape Plan for Wal-Mart Anna Addition, Block A, Lot 5. **Applicant: Halff Associates, Inc.**

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## **SUMMARY:**

Halff Associates, Inc, the representative for the owner of the property, has submitted a site plan and landscape plan for a restaurant with drive through service located at Block A, Lot 5 of the Wal-Mart Anna Addition. The site contains approximately 1.4604 acres of land that are zoned Planned Development 648-2014 with a General Commercial (C-2) base. The submittal meets the City of Anna requirements.

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## **STAFF RECOMMENDATION:**

Recommended for approval as submitted.

## **ATTACHMENTS:**

Description	Upload Date	Type
Location Map	10/29/2019	Exhibit
Site Plan	10/29/2019	Exhibit
Landscape Plan	10/31/2019	Exhibit
Building Elevations	10/30/2019	Exhibit

CENTRAL EXPRESS WAY (U.S. 75)

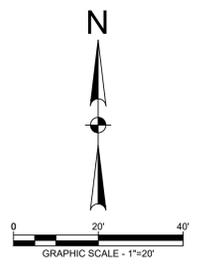
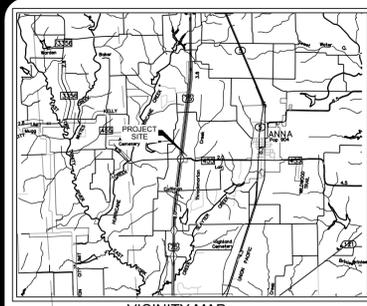
**SITE**

WHITE STREET (F.M. 455)

**455**

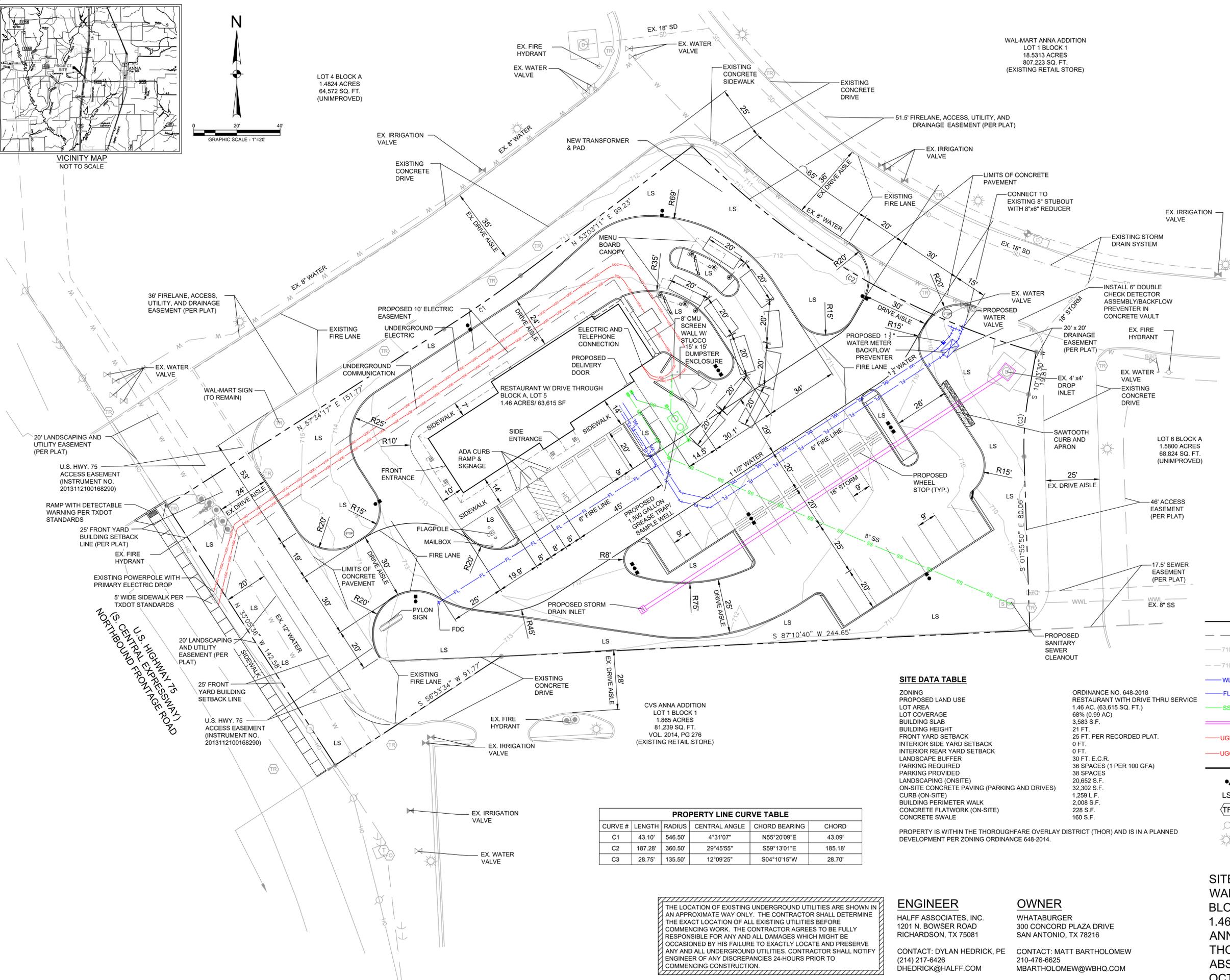
Map showing residential streets including: HILL SIDE DRIVE, TANUR CASCADE DRIVE, WILEY FARM, PENTON LINS DR., CREEKVIEW DRIVE, CREEKSIDE DRIVE, HILLTOP DRIVE, STANLEY FALLS DRIVE, NIAGARA FALLS DRIVE, PARK VIEW DR., RHYMERS GLEN DR., KAIIE TEUP DRIVE, WESTPARK DR., WEST FALL DR., LAURENCOCKE DR., FERGUSON PARKWAY, AVERY POINT, STONEFIELD DR., FIELDS VIEW DR., VICTORIA FALLS DRIVE, RHYMERS GLEN DR., KAIIE TEUP DRIVE, PIN OAK TRAIL, BLACK OAK COURT, WHITE OAK ROAD, RED OAK TRAIL, CYPRESS WAY, CEDAR TRAIL, PINE KNOLL WAY, HAWTHORNE RD., OAK HOLLOW LANE, SYCAMORE ST., POST OAK TRAIL, WATER OAK WAY, CRESTWOOD DRIVE, LIVE OAK DRIVE, SPRUCE STREET, CO TOMWOOD, and FERGUSON PARKWAY.

Plot Date/Time: Oct. 25, 19 - 14:40:46



LOT 4 BLOCK A  
1.4824 ACRES  
64,572 SQ. FT.  
(UNIMPROVED)

WAL-MART ANNA ADDITION  
LOT 1 BLOCK 1  
18,533 ACRES  
807,223 SQ. FT.  
(EXISTING RETAIL STORE)



CVS ANNA ADDITION  
LOT 1 BLOCK 1  
1.865 ACRES  
81,239 SQ. FT.  
VOL. 2014, PG 276  
(EXISTING RETAIL STORE)

**PROPERTY LINE CURVE TABLE**

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	43.10'	546.50'	4°31'07"	N55°20'09"E	43.09'
C2	187.28'	360.50'	29°45'55"	S59°13'01"E	185.18'
C3	28.75'	135.50'	12°09'25"	S04°10'15"W	28.70'

**SITE DATA TABLE**

ZONING: RESTAURANT WITH DRIVE THRU SERVICE  
 LOT AREA: 1.46 AC. (63,615 SQ. FT.)  
 LOT COVERAGE: 68% (0.99 AC)  
 BUILDING SLAB: 3,583 S.F.  
 BUILDING HEIGHT: 21 FT.  
 FRONT YARD SETBACK: 25 FT. PER RECORDED PLAT.  
 INTERIOR SIDE YARD SETBACK: 0 FT.  
 INTERIOR REAR YARD SETBACK: 0 FT.  
 LANDSCAPE BUFFER: 30 FT. E.C.R.  
 PARKING REQUIRED: 36 SPACES (1 PER 100 GFA)  
 PARKING PROVIDED: 38 SPACES  
 LANDSCAPING (ONSITE): 20,652 S.F.  
 ON-SITE CONCRETE PAVING (PARKING AND DRIVES): 32,302 S.F.  
 CURB (ON-SITE): 1,259 L.F.  
 BUILDING PERIMETER WALK: 2,008 S.F.  
 CONCRETE FLATWORK (ON-SITE): 228 S.F.  
 CONCRETE SWALE: 160 S.F.

PROPERTY IS WITHIN THE THOROUGHFARE OVERLAY DISTRICT (THOR) AND IS IN A PLANNED DEVELOPMENT PER ZONING ORDINANCE 648-2014.

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- 710- PROPOSED CONTOURS
- 710- EXISTING CONTOURS
- WL WATER LINE
- FL FIRE LINE
- SS SANITARY SEWER LINE
- STORM SEWER
- UGE UNDERGROUND ELECTRIC
- UGC UNDERGROUND COMMUNICATION
- CONCRETE CURB
- PROPOSED AREA LIGHT POLE & BASE
- LS LANDSCAPE AREA
- TR TRAFFIC SIGN
- EXISTING POWER POLE
- EXISTING LIGHT POLE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

**ENGINEER**  
HALFF ASSOCIATES, INC.  
1201 N. BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: DYLAN HEDRICK, PE  
(214) 217-6426  
DHEDRICK@HALFF.COM

**OWNER**  
WHATABURGER  
300 CONCORD PLAZA DRIVE  
SAN ANTONIO, TX 78216  
CONTACT: MATT BARTHOLOMEW  
210-476-6625  
MBARTHOLOMEW@WBHQ.COM

**SITE PLAN**  
WAL-MART ANNA ADDITION  
BLOCK A, LOT 5  
1.4604 ACRES  
ANNA, TX  
THOMAS RATON SURVEY  
ABSTRACT NO. 782  
OCTOBER 2019

REVISIONS:

STN.	DATE	DESCRIPTION	BY

PROJECT: PT14M BUILDING TYPE  
US HWY 75 & FM 455  
ANNA, TX

**HALFF**  
1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
TEL (214) 346-6200  
FAX (214) 339-0095  
TYPE/PRN# F-512

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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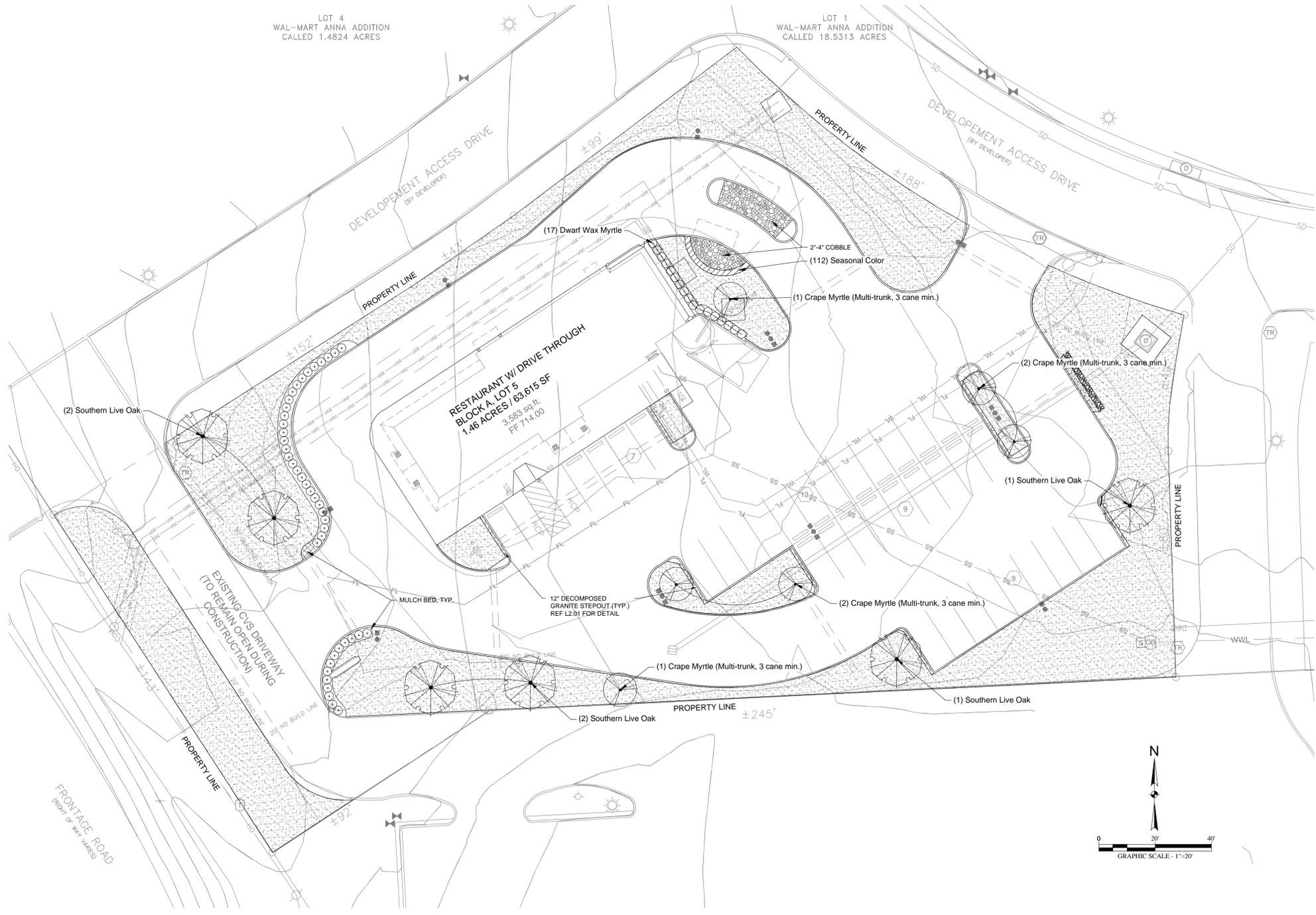
SHEET TITLE:  
**CIVIL SITE PLAN**

UNIT NO. NEW UNIT  
DATE: OCT. 2019  
SCALE: 1" = 20'  
DRAWN BY: DBH/REP

SHEET NO:  
**C-1.0**



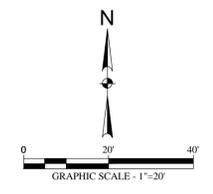
Drawing: W:\FRC\37000s\37114\001\CADD\Sheets\Site\PLAN EXHIBIT.dwg



LANDSCAPE COMPLIANCE TABLE - ANNA, TX

REQUIRED	PROVIDED
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING = MIN. 10% 20,652 sf / 36,618 sf = 32.4%	✓
PERCENTAGE OF STREET YARD IN PERMANENT LANDSCAPING = MIN. 15% 3,827 sf / 7,123 sf = 53.7%	✓
REQUIRED TREES: 1 LARGE TREE PER 40 LF OF STREET FRONTAGE (142' / 40 = 4 TREES MIN.)	4 TREES
LANDSCAPING PER PARKING SPACE: 38 PARKING SPACES X 8 sf = 304 sf	✓
1 TREE WITHIN 65 FEET OF ALL PARKING SPACES	✓
1 TREE PLANTED IN PARKING LOT FOR EVERY 10 SPACES 38 PARKING SPACES / 10 = 4 TREES MIN.	8 TREES
ALL LANDSCAPE AREAS PROTECTED BY MONOLITHIC CURB	✓
ALL NEW TREES PROVIDED A PERMEABLE SURFACE UNDER DRIPLINE (>2.5' R)	✓

\*SEE SHEET L2.01 FOR LANDSCAPE NOTES AND IR2.01 FOR IRRIGATION NOTES.



PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
	6	Lagerstroemia indica / Crape Myrtle (Multi-trunk, 3 cane min.)	B&B or containerized.	1"	5' HT MIN.
	6	Quercus virginiana / Southern Live Oak	B&B or containerized.	3" Cal	7' HT. MIN.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HT	
	42	Abelia / Abelia	5 gal	3' HT. MIN.	
	17	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	5 gal	3' HT. MIN.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	19,122 sf	Cynodon dactylon / Bermuda Grass	Sod		
	112	Seasonal Color / Seasonal Color	4" pot		

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	Mulch Bed	160 sf
SYMBOL	DESCRIPTION	QTY
	Brown 2"-4" Cobble	6.94 cy
	Decomposed Granite	1.65 cy

LANDSCAPE PLAN  
WAL-MART ANNA ADDITION  
BLOCK A, LT 5  
1.4604 ACRES  
ANNA, TX  
THOMAS RATTON SURVEY,  
ABSTRACT NO. 782  
OCTOBER 24, 2019  
SHEET 1 OF 2



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS	SYMBOL	DATE	DESCRIPTION

PROJECT: PT14M BUILDING TYPE  
US HWY 75 & FM 455  
ANNA, TX

**HALFF**  
1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
FAX (214) 739-0095  
TBPE FIRM # F-312

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
LANDSCAPE PLAN

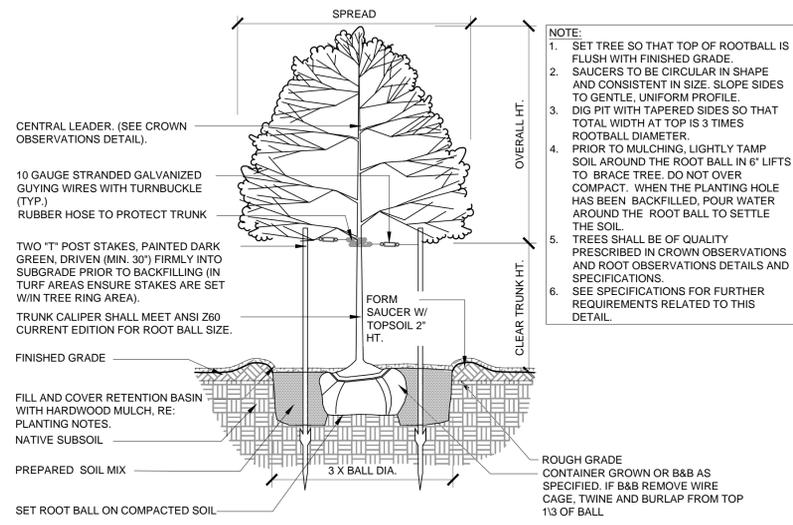
UNIT NO. NEW UNIT  
DATE: OCT, 2019  
SCALE: 1" = 20'  
DRAWN BY: MAW

SHEET NO:  
L-1.01

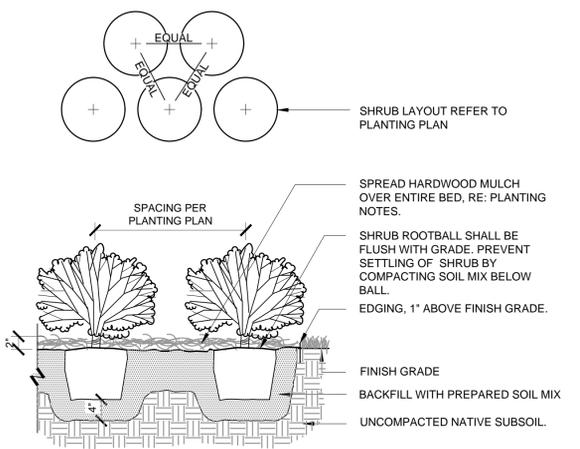


PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
	6	Lagerstroemia indica / Crape Myrtle (Multi-trunk, 3 cane min.)	B&B or containerized.	1"	5' HT. MIN.
	6	Quercus virginiana / Southern Live Oak	B&B or containerized.	3" Cal	7' HT. MIN.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HT	
	42	Abelia / Abelia	5 gal		3' HT. MIN.
	17	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	5 gal		3' HT. MIN.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	19,122 sf	Cynodon dactylon / Bermuda Grass	Sod		
	112	Seasonal Color / Seasonal Color	4" pot		

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	Mulch Bed	160 sf
SYMBOL	DESCRIPTION	QTY
	Brown 2"-4" Cobble	6.94 cy
	Decomposed Granite	1.65 cy

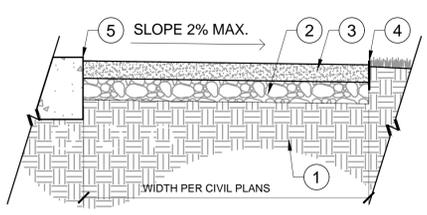


**1 TREE PLANTING W/ "T" POST STAKES**  
N.T.S.

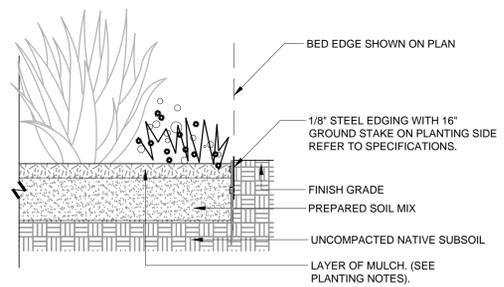


**2 SHRUB BED PLANTING**  
3/4" = 1'-0"

- KEY:**
- 1 COMPACTED SUBGRADE TO 95% MAX. DENSITY.
  - 2 5" THICK CRUSHED LIMESTONE BASE (MAY BE OMITTED WHEN ROCK SUBGRADE IS ENCOUNTERED)
  - 3 4" DECOMPOSED GRANITE WITH FINES, WET AND COMPACTED TO 3" DEPTH CROSS SLOPE @ 1/4" PER FOOT. REFER NOTE. 95% COMPACTION
  - 4 STEEL EDGING 1/2"x4" WITH 12" STAKES. TOP OF EDGING TO BE 1" ABOVE FINISHED GRADE.
  - 5 BACK OF CONCRETE CURB



**4 DECOMPOSED GRANITE STEPOUT**  
1" = 1'-0"



**3 TYPICAL STEEL EDGING**  
1" = 1'-0"

**LANDSCAPE NOTES**

- EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING BID PROPOSAL. TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. THE LANDSCAPE CONTRACTOR SHALL IDENTIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCING WORK AND SHALL EXERCISE EXTREME CAUTION WHEN WORKING CLOSE TO UTILITIES, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- ALL SITE FEATURES INCLUDING LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
- LAYOUT AND GRADING: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY LAYING OUT THE PLANT BEDS AND TURF AREAS BY SCALING THE DRAWINGS. LAYOUT SHALL BE PAINTED OR STAKED ON THE GROUND FOR REVIEW AND APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. FOLLOWING APPROVAL OF LAYOUT, CLOSELY COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM TO CONFORM TO THE APPROVED LAYOUT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF THE TURF AND PLANTING AREAS. THE LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF GRADING OF AREA PRIOR TO COMMENCING WORK. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- TURF AREAS SHALL BE RAKED SMOOTH, REMOVING AND DISPOSING OF STONES OVER 1" DIAMETER AND STICKS, ROOTS, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSING OF THEM OFF OWNER'S PROPERTY. ALL AREAS SHALL BE FINE GRADED TO ACHIEVE POSITIVE DRAINAGE WITHOUT PUDDLES OR STANDING WATER AND FEATHER INTO NATURAL GRADE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES TO WITHIN PLUS OR MINUS 1/2" NCH OF FINISH ELEVATION. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL OF SLOPED AREAS. CONTRACTOR TO RESTORE TURF OR PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- TOPSOIL: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND PLACING TOPSOIL TO PREPARE THE TURF AREAS FOR THE SPECIFIED GRASS SOD AND/OR SEEDING. TURF AREAS SHALL RECEIVE A 2" LAYER OF AMENDED TOPSOIL. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF THIS WORK PRIOR TO COMMENCEMENT OF INSTALLATION. DO NOT SPREAD TOPSOIL IF SOIL OR SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET. TOPSOIL SHALL BE A MIN. OF 2% ORGANIC WITH PH BETWEEN 5.3 - 6.0.
- PLANT BEDS: THE LANDSCAPE CONTRACTOR SHALL EXCAVATE FULLY PREPARED PLANT BEDS AS REQUIRED TO ACCOMMODATE A FULL 6" OF PREPARED SOIL AND 2" MULCH LAYER. CLEAN, NATIVE TOPSOIL REMOVED FROM THESE BEDS MAY BE SPREAD ON NEARBY AREAS TO BE SODDED OR SEEDD.
- PREPARED SOIL MIX SHALL CONSIST OF 4" IMPORTED TOPSOIL AND 2" COMPOST, THOROUGHLY BLENDED TOGETHER. FOLLOWING EXCAVATION, PLACE PREPARED SOIL MIX IN THESE PLANT BEDS. CREATE POSITIVE DRAINAGE IN LANDSCAPE AREAS AWAY FROM ALL BUILDINGS AND STRUCTURES. THIS MIX SHALL ALSO BE USED TO BACKFILL PLANTING PITS OF ALL PIT-PLANTED SHRUBS AND TREES. IN BID PROPOSAL, FURNISH UNIT PRICES PER CUBIC YARD OF PREPARED SOIL MIX. SUBMIT SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD OF PREPARED SOIL MIX, PREPARED AND SPREAD. CONTRACT AMOUNT WILL BE ADJUSTED BASED ON ACTUAL, APPROVED QUANTITIES NEEDED AND FURNISHED.
- FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1/2" BELOW ADJACENT PAVING OR HEADER.
- WEED CONTROL TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS BY APPLICATION OF A 50/50 BLEND OF POST-EMERGENT HUMIC ACID COMPLEX AND ROUNDUP HERBICIDE. APPLY 10 LB OF MICROLIFE HUMATES PLUS PER 1,000 SQ FT TO RESTORE SOIL HEALTH.
- PLANT BED EDGING: FOLLOWING APPROVAL OF PLANT BED LAYOUT, INSTALL EDGING (OR APPROVED EQUAL) WHERE INDICATED ON THE DRAWINGS. INSTALL EDGING FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS. MAINTAIN AN ACCURATE LAYOUT WITH SMOOTH CURVES AND TRANSITIONS, FREE OF KINKS AND ABRUPT BENDS. TOP OF EDGING TO BE 1" ABOVE SOIL LEVEL OF ADJACENT TURF. DO NOT INSTALL WHERE THE TOP OF EDGING IS ABOVE WALKS OR CURBS OR CREATES A TRIPPING HAZARD. NOTE THAT CONCRETE SIDEWALKS AND CURBS WILL ACT AS AN EDGING. IN BID PROPOSAL, FURNISH UNIT PRICE PER LINEAR FOOT.
- MULCH: FOLLOWING PLANTING, MULCH 'FULLY PREPARED' BEDS AND MULCHED AREAS WITH 2" LAYER OF SHREDDED HARDWOOD MULCH AND FILL BASINS OF PIT-PLANTED SHRUBS AND TREES WITH MULCH. IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD.
- SOD AND GRASS SEEDING: LIMITS OF SOD AND GRASS SEEDING AREAS SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT TO BE CONSTRUED TO BE PRECISE. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF SEEDING AND SODDING PRIOR TO COMMENCING INSTALLATION. IN BID PROPOSAL, FURNISH UNIT PRICES FOR SOD AND GRASS SEEDING PER SQUARE YARD. THE CONTRACT AMOUNT WILL BE ADJUSTED BASED ON ACTUAL, APPROVED QUANTITIES INSTALLED.
- THE LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF SEEDING PRIOR TO COMMENCING INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIFORM STAND OF GRASS BY WATERING AND MAINTAINING SEEDED AREAS UNTIL DATE OF SUBSTANTIAL COMPLETION. RESEED AREAS, WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND UNTIL OWNER'S REPRESENTATIVE REVIEWS ALL AFFECTED AREAS. REPLACE IMMEDIATELY UNLESS REQUIRED TO SEED IN THE SUCCEEDING PLANTING SEASON. RESTRICT TRAFFIC FROM SEEDED AREAS UNTIL ESTABLISHED. ERECT SIGNS, FLAGGING AND BARRIERS AS REQUIRED. SOW GRASS SEED WHEN SOIL TEMPERATURE IS ABOVE 65 DEGREES F (IN EARLY SPRING THROUGH LATE SUMMER).
- GUYING AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS: ALL PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF TWO YEARS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED.
- PLANTS: ALL PLANTS SHALL BE NURSERY GROWN, GRADE 1 PLANTS MEETING NURSERYMAN ASSOCIATION STANDARDS. TYPICAL IN SHAPE AND SIZE FOR SPECIES. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS. PLANTS SHALL NOT BE ROOT-BOUND NOR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. PLANTS SHALL BE INSTALLED TO PRESENT THEIR BEST SIDE FACING THE VIEWER. USE TOTAL QUANTITIES OF PLANTS INDICATED. ADJUST SPACING AS NEEDED TO EVENLY FILL BEDS. OWNER'S REPRESENTATIVE SHALL HAVE FINAL APPROVAL OF PLANT MATERIAL LAYOUT. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL (IF B&B MATERIAL IS SPECIFIED OR APPROVED). CALIPER OF MULTI-TRUNK TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS. OTHER TRUNKS MUST BE 1/2" SIZE OF MAJOR TRUNK OR LARGER.
- PROVIDE UNIT PRICES FOR ALL PLANT MATERIALS. UNIT PRICE IS TO INCLUDE COST OF MATERIAL, LABOR AND TAXES AS REQUIRED TO INSTALL THE PLANTS. UNIT PRICES SHALL BE USED IN THE CASE THAT FEWER OR MORE PLANTS ARE TO BE PLANTED.
- REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNER'S REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH OWNER'S REPRESENTATIVE. DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.
- WARRANTY: CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL PROVIDED. PROVIDE A ONE-YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE YEAR FOLLOWING REPLACEMENT.
- MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF AT LEAST SIXTY (60%) PERCENT OF ANY STREET OR PUBLIC RIGHT-OF-WAY.
- A MINIMUM 6-INCH TOPSOIL DEPTH WILL BE PROVIDED IN ALL LANDSCAPED BEDS AND MULCH WILL BE PROVIDED AROUND PLANTINGS. REF. TO NOTE 25 FOR SPECIFIC LOCATIONS.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RELATED TRASH AND DEBRIS FROM THE PROJECT LIMITS AND DISPOSE OFF-SITE.

REVISIONS	SYMBOL	DATE	DESCRIPTION

PROJECT: PT14M BUILDING TYPE  
US HWY 75 & FM 455  
ANNA, TX

**HALFF**  
1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
FAX (214) 799-0095  
TBP# FIRM # F-312

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

SHEET TITLE:  
**LANDSCAPE DETAILS**

UNIT NO. NEW UNIT  
DATE: OCT, 2019  
SCALE: 1" = 20'  
DRAWN BY: MAW

SHEET NO:  
**L-2.01**

LANDSCAPE PLAN  
WAL-MART ANNA ADDITION  
BLOCK A, LT 5  
1.4604 ACRES  
ANNA, TX  
THOMAS RATTON SURVEY,  
ABSTRACT NO. 782  
OCTOBER 24, 2019  
SHEET 2 OF 2



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

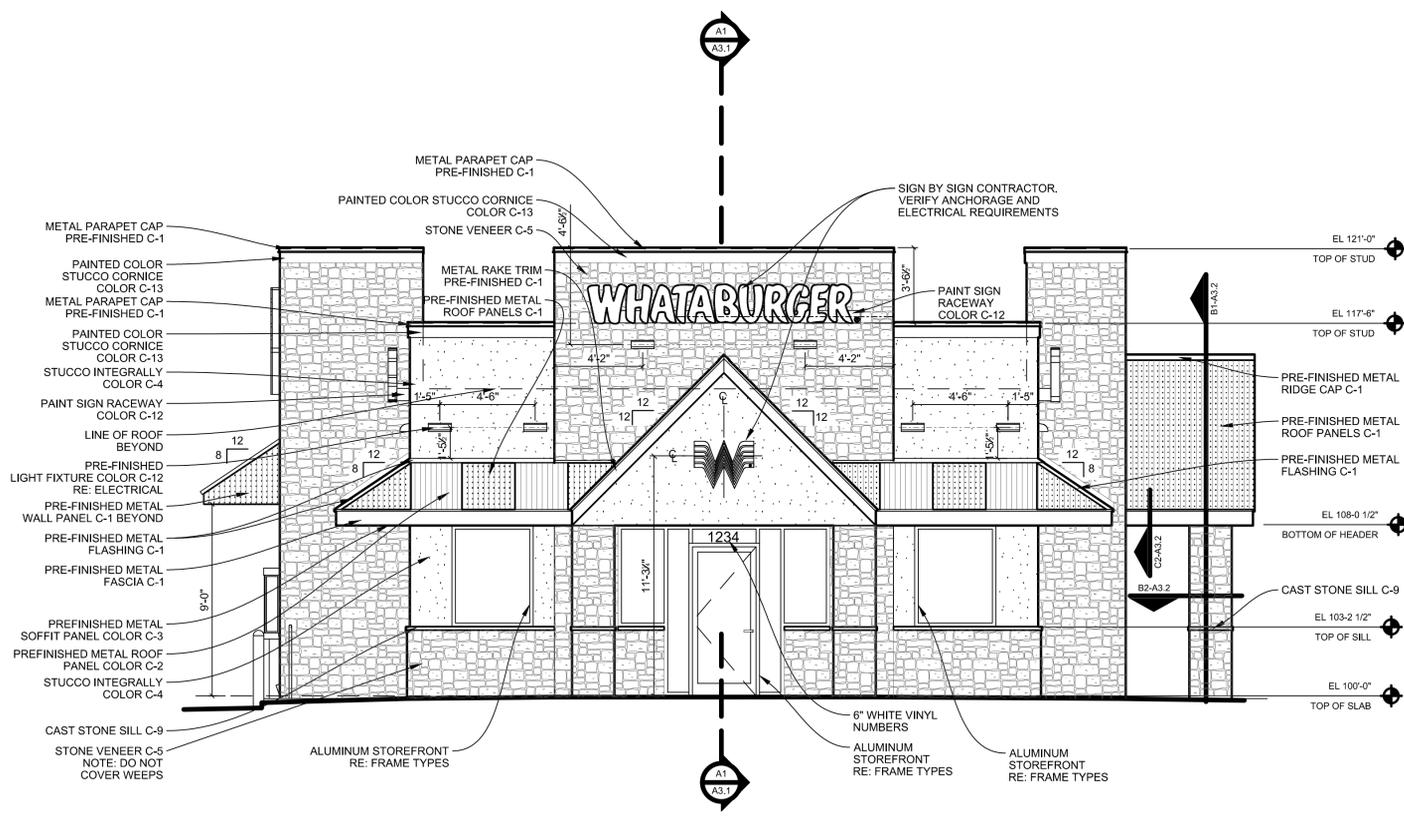


CAP FLASHING	C-10
RAKE TRIM	C-1
DOWNSPOUT, CONDUCTOR HEADS	C-6
METAL FASCIA	C-1
PARAPET CAP	C-1
STUCCO (WALLS AND SOFFIT)	C-4
SYN. STONE VENEER	C-5
CAST STONE SILL	C-9
MORTAR (STONE VENEER)	C-5 (STD)
PTD. ACCENT BAND	C-1
PIPE BOLLARDS (DRIVE-THRU)	C-11
PIPE BOLLARDS (OUTSIDE DUMPSTERS)	C-6
PIPE BOLLARDS (INSIDE DUMPSTERS)	C-8
HAND RAIL (EXPEDITE DOOR)	C-6
EXP. DOOR/FRAME (EXT.)	C-6
EXP. DOOR/FRAME (INT.)	C-7
BACK DOOR/FRAME (EXT.)	C-6
BACK DOOR/FRAME (INT.)	C-7
FIRE ROOM DOOR/FRAME (EXT.)	C-6
FIRE ROOM DOOR/FRAME (INT.)	C-7
DUMPSTER ENCLOSURE (EXT.)	C-4
DUMPSTER ENCLOSURE (INT.)	C-8
DUMPSTER GATES (ALL SURFACES)	C-6
DRIVE-THRU SPEAKER PEDESTAL	C-2
HEADACHE BAR AND ACCESSORIES	C-2
PVC PIPE AT HEADACHE BAR	C-1
CLEARANCE LETTERING	C-1
DRIVE-THRU CANOPY ASSEMBLY	C-2
DRIVE-THRU CANOPY DOWNSPOUT	C-1
DRIVE-THRU CANOPY TRIM	C-1

C-1	ORANGE	C-12	PPG ACRYLIC #74-110
C-2	WHITE		(MATCH TO STO #10609 FRENCH VANILLA)
C-3	MBCI - SIGNATURE 300 - ALMOND		(1 GAL: B-18, F-5; C-32)
C-4	STO #10609 "FRENCH VANILLA"		
C-5	LONESTAR - MARBLE FALLS - "CHALK"	C-13	PPG DTM ACRYLIC "WHATABURGER ORANGE"
C-6	PPG FAST DRY 35 URETHANE HIGHLAND PLAINS - GLOSS		#EP201307
C-7	PPG FAST DRY 35 FRP GRAY		
C-8	PPG FAST DRY 35 GLOSS BLACK		
C-9	SITE WORKS-CAST STONE "NATURAL"		
C-10	NOT USED		
C-11	IDEAL SHIELD ORANGE		

NOTE: STUCCO SYSTEM: 3/8" PORTLAND CEMENT STUCCO SYSTEM ON GALVANIZED METAL WITH GRADE "D" PAPER BACK LATH AND BOTTOM DRAINAGE TRACK.

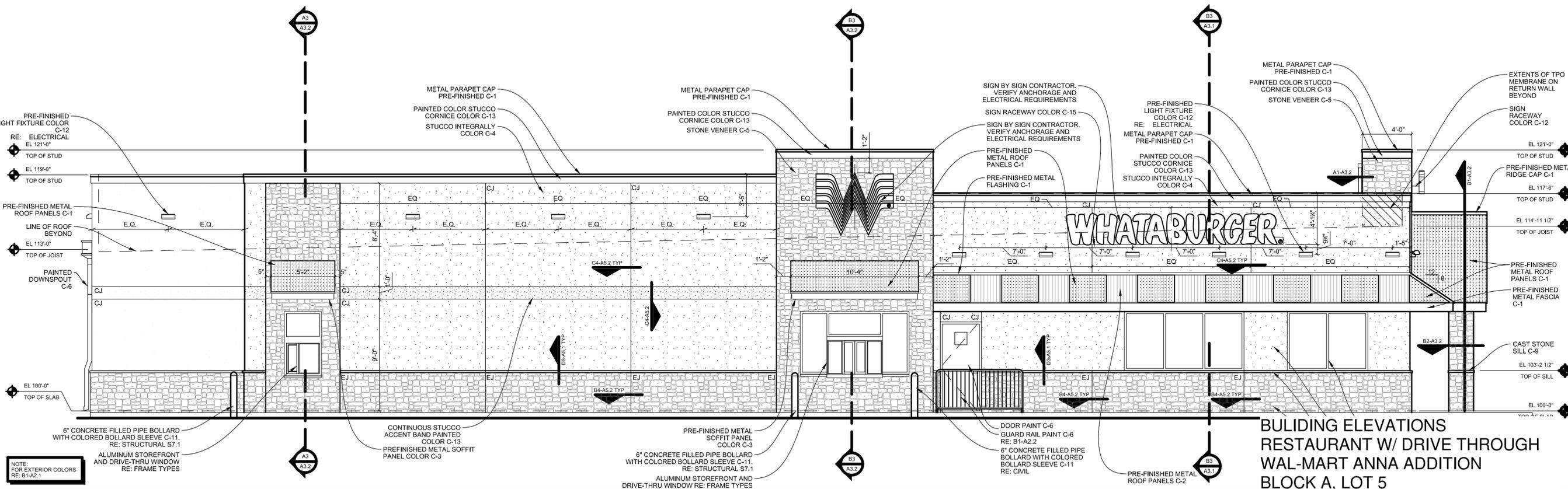
NOTE:  
FOR EXTERIOR COLORS  
RE: B1-A2.1



**B1** EXT. COLOR SCHEDULE

**B3** ELEVATION - FRONT

1/4"=1'-0" A1-A1.1; A1-A1.3; A1-A1.4



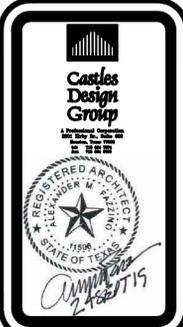
**A1** ELEVATION - DRIVE-THRU

1/4"=1'-0" A1-A1.1; A1-A1.3; A1-A1.4

REVISIONS:

SYL	DATE	DESCRIPTION

PROJECT: PT 14M BUILDING TYPE  
US75 & FM455  
ANNA, TX 75409



**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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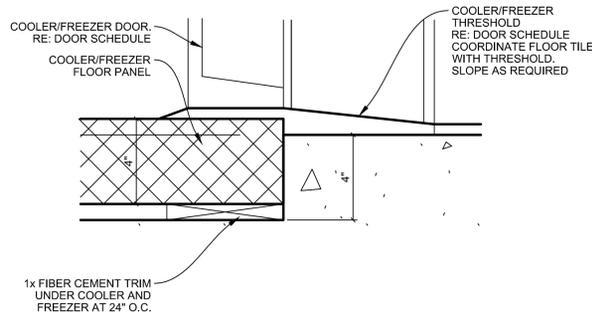
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT NO. 2101606  
DATE: 09/24/2019  
SCALE:  
DRAWN BY: DD  
APPROVED BY: AF

SHEET NO:  
**A2.1**

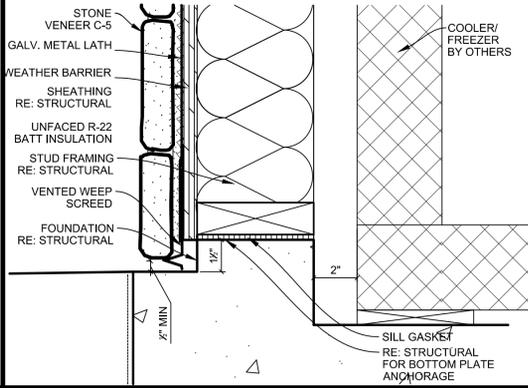


**BUILDING ELEVATIONS  
RESTAURANT W/ DRIVE THROUGH  
WAL-MART ANNA ADDITION  
BLOCK A, LOT 5  
ANNA, TX  
OCTOBER 29, 2019**



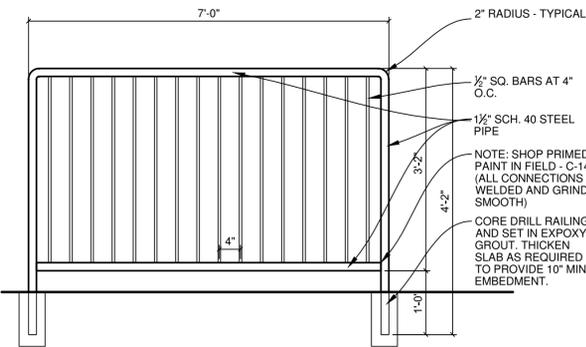
**C1** WALK-IN FLOOR DETAIL

3"=1'-0" A3-A4.1



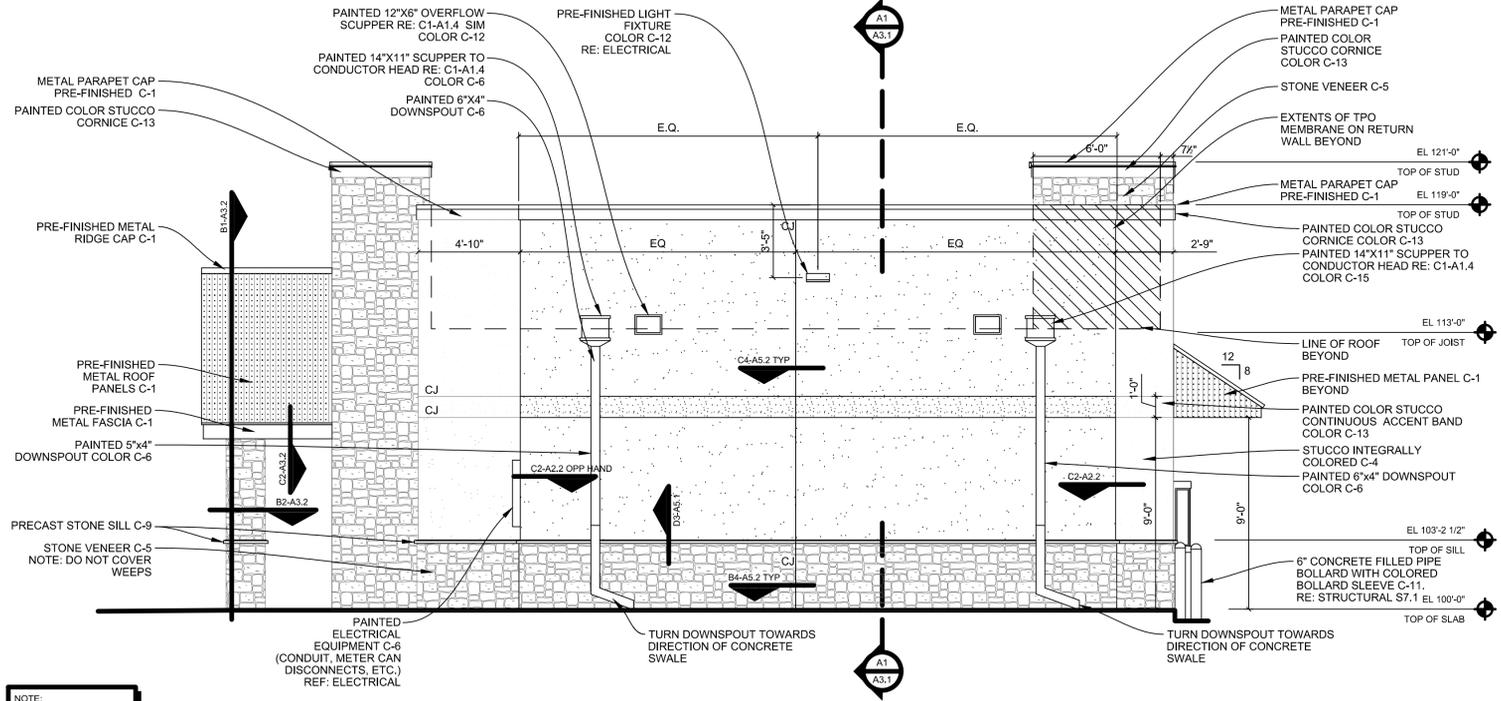
**C2** COOLER/FREEZER WALLS ONLY WALL BASE DETAIL AT STONE

3"=1'-0" A1-A3.1; A3-A4.1



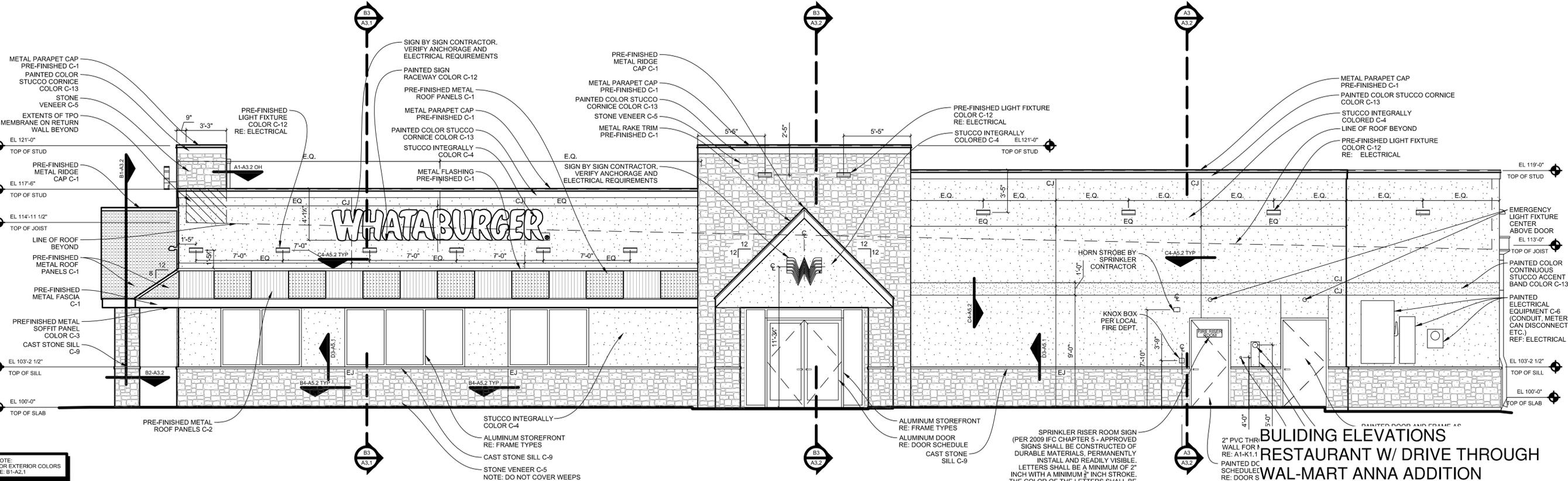
**B1** GUARDRAIL ELEVATION

3/4"=1'-0" A1-A1.1; A1-2.1



**B3** ELEVATION - BACK

1/4"=1'-0" A1-A1.1; A1-A1.3; A1-A1.4

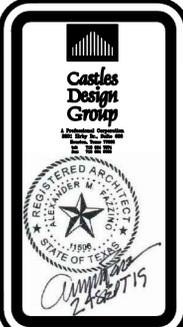


**A1** ELEVATION - ENTRANCE

1/4"=1'-0" A1-A1.1; A1-A1.3; A1-A1.4

Table with columns: REVISIONS, IS/WL, DATE, DESCRIPTION. It is currently empty.

PROJECT: PT14M BUILDING TYPE  
US75 & FM455  
ANNA, TX 75409



**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT NO. 2101606  
DATE: 09/24/2019  
SCALE:  
DRAWN BY: DD  
APPROVED BY: AF

SHEET NO:  
**A2.2**



**BUILDING ELEVATIONS**  
**RESTAURANT W/ DRIVE THROUGH**  
**WAL-MART ANNA ADDITION**  
BLOCK A, LOT 5  
ANNA, TX  
OCTOBER 29, 2019

Plot Date/Time: Sep. 24, 19 - 15:49:45



# REAL ESTATE #2101606 BUILDING TYPE PT14M US75 & FM455 ANNA, TX 75409 PERMIT SET TABS2020001620

INDEX TO DRAWINGS	
T1.1	TITLE SHEET & INDEX OF DRAWINGS
T1.2	TITLE SHEET & INDEX OF DRAWINGS
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C-1.0	COVER SHEET
1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
1 OF 2	PLAT - WALMART ANNA ADDITION
2 OF 2	PLAT - WALMART ANNA ADDITION
C-1.1	CITY OF ANNA GENERAL NOTES
C-2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3.0	CIVIL SITE PLAN
C-4.0	DIMENSION SITE PLAN
C-4.1	PAVING JOINT PLAN
C-4.2	PAVING DETAILS
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C-6.0	SITE UTILITY PLAN
C-6.1	WATER UTILITY DETAILS
C-6.2	WASTEWATER AND STORM UTILITY DETAILS
C-7.0	EROTION CONTROL PLAN
C-7.1	EROTION CONTROL DETAILS
L-1.01	LANDSCAPE PLAN
L-2.01	LANDSCAPE DETAILS
1R-1.01	IRRIGATION PLAN
1R-2.01	IRRIGATION DETAILS
PH-1.0	PHOTOMETRIC PLAN

## OWNER / CONSULTANTS

## BUILDING RENDERING

**OWNER**  
WHATABURGER  
300 CONCORD PLAZA DRIVE  
SAN ANTONIO, TEXAS 78216  
MATTHEW BARTHOLOMEW  
210-476-6625 VOICE

**ARCHITECT**  
CASTLES DESIGN GROUP  
3801 KIRBY DRIVE, SUITE 600  
HOUSTON, TEXAS 77098  
713.644.7974 VOICE  
713.644.9756 FAX

**MEP ENGINEER**  
MPW ENGINEERING SOLUTIONS  
110 W. 7TH STREET, SUITE 600  
TULSA, OKLAHOMA 74119  
918.582.4088 VOICE  
918.582.4087 FAX

**STRUCTURAL ENGINEER**  
SCHULTZ BURMAN ENGINEERING, PLLC  
12804 WILLOW CENTRE DRIVE, SUITE B  
HOUSTON, TEXAS 77066  
832.286.1622 VOICE  
832.286.1660 FAX

**CIVIL ENGINEER**  
HALFF ASSOCIATES, INC.  
1201 N. BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
214.217.6426 VOICE

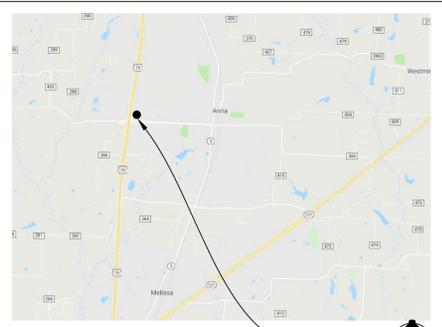
**LANDSCAPE ARCHITECT**  
C2 LANDGROUP, INC.  
317 LEXINGTON, SUITE #1  
SAN ANTONIO, TEXAS 78215  
210.269.5454 VOICE



STRUCTURAL	
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S0.2	SPECIAL INSPECTIONS
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S1.2	FRAMING PLAN
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S5.3	FRAMING AND FOUNDATION DETAILS
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A5.2	EXTERIOR DETAILS
DECOR	
D1.0	FINISH PLAN & DECOR WALL ELEVATIONS & DETAILS
D2.0	TYPICAL ELEVATIONS, FURNITURE PLAN AND DETAILS
D3.0	FINISH SCHEDULE AND TYPICAL DETAILS
KITCHEN	
K1.1	KITCHEN PLAN AND EQUIPMENT SCHEDULE
K2.1	KITCHEN ELEVATIONS
K3.1	PENETRATION AND EXHAUST PLANS
MPE	
MPE1.1	ELECTRICAL SITE PLAN
MPE1.2	PLUMBING SITE PLAN
MPE2.1	MPE ROOF PLAN
MPE3.1	MPE CONTROL SYSTEMS PLAN AND DIAGRAM
MECHANICAL	
M1.1	MECHANICAL FLOOR PLAN
M2.1	MECHANICAL SECTIONS
M3.1	MECHANICAL DETAILS
M4.1	MECHANICAL SCHEDULES
ELECTRICAL	
E1.1	ELECTRICAL LIGHTING PLAN
E2.1	ELECTRICAL POWER PLAN

## VICINITY MAP

N.T.S.



**GENERAL NOTES:**  
1. REFERENCE SHEET A2.1 AND A2.2 FOR SPECIFIC ELEVATIONS AND MATERIAL INFORMATION  
2. REFERENCE PHOTOMETRIC PLAN AND E4.1 FOR SITE LIGHT POLES AND FIXTURE INFORMATION

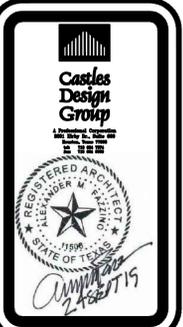
**SPECIAL INSPECTIONS**

- THE OWNER SHALL ASSIGN AND EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS PER SECTION 1705 OF THE IBC. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE. TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN THE PROJECT SPECIFICATIONS.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO COMPLETION OF THAT PHASE OF WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SPECIAL INSPECTOR REGARDING INDIVIDUAL INSPECTION FOR ITEMS LISTED ON THE STATEMENT OF SPECIAL INSPECTIONS AND AS NOTED ON THE BUILDING DEPARTMENT APPROVED PLANS. ADEQUATE NOTICE AND ACCESS TO APPROVED PLANS SHALL BE PROVIDED SO THAT THE SPECIAL INSPECTOR HAS TIME TO BECOME FAMILIAR WITH THE PROJECT.
- FABRICATORS OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1704.2.5 OF THE IBC.
- REFER TO S0.2 FOR STATEMENT OF SPECIAL INSPECTIONS, OUTLINING REQUIRED VERIFICATION AND INSPECTION TASK AS WELL AS FREQUENCY OF INSPECTION AS DETERMINED BY THE STRUCTURAL ENGINEER OF RECORD.

**BUILDING ELEVATIONS  
RESTAURANT W/ DRIVE THROUGH  
WAL-MART ANNA ADDITION  
BLOCK A, LOT 5  
ANNA, TX  
OCTOBER 29, 2019**

REVISIONS	SYMBOL	DATE	DESCRIPTION

PROJECT: PT14M BUILDING TYPE  
US75 & FM455  
ANNA, TX 75409



**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**TITLE SHEET & INDEX OF DRAWINGS**

PROJECT NO. 2101606  
DATE: 09/24/2019  
SCALE:  
DRAWN BY: DD  
APPROVED BY: AF

SHEET NO:  
**T1.1**



Drawing: G:\CD\projects\Food Service\Whataburger\US75 & FM455 - (Anna, TX)\Drawings\Architectural\0cover\_sht.dwg



**Item No. 6.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Maurice  
Schwanke

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## **AGENDA ITEM:**

Conduct a public hearing to consider a residential replat for a portion of Sweetwater Crossing Phase II. The purpose for the replat is to modify property boundaries in order to create four additional single-family residence lots and one common area lot and to modify building setbacks. **Applicant: Starlight Homes Texas, LLC**

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## **SUMMARY:**

The plat contains approximately 19.43 acres covering a section of land North of Sweetwater Crossing Phase I off of Highway 5 that will consist of 82 residential lots and 1 open space lot. The purpose for this replat is to re-align the ATMOS gas easement, abandon and dedicate an easement, and create four additional single-family residence lots and one common area lot. The original boundary of the Planned Development was maintained and the replat meets the approved Planned Development zoning.

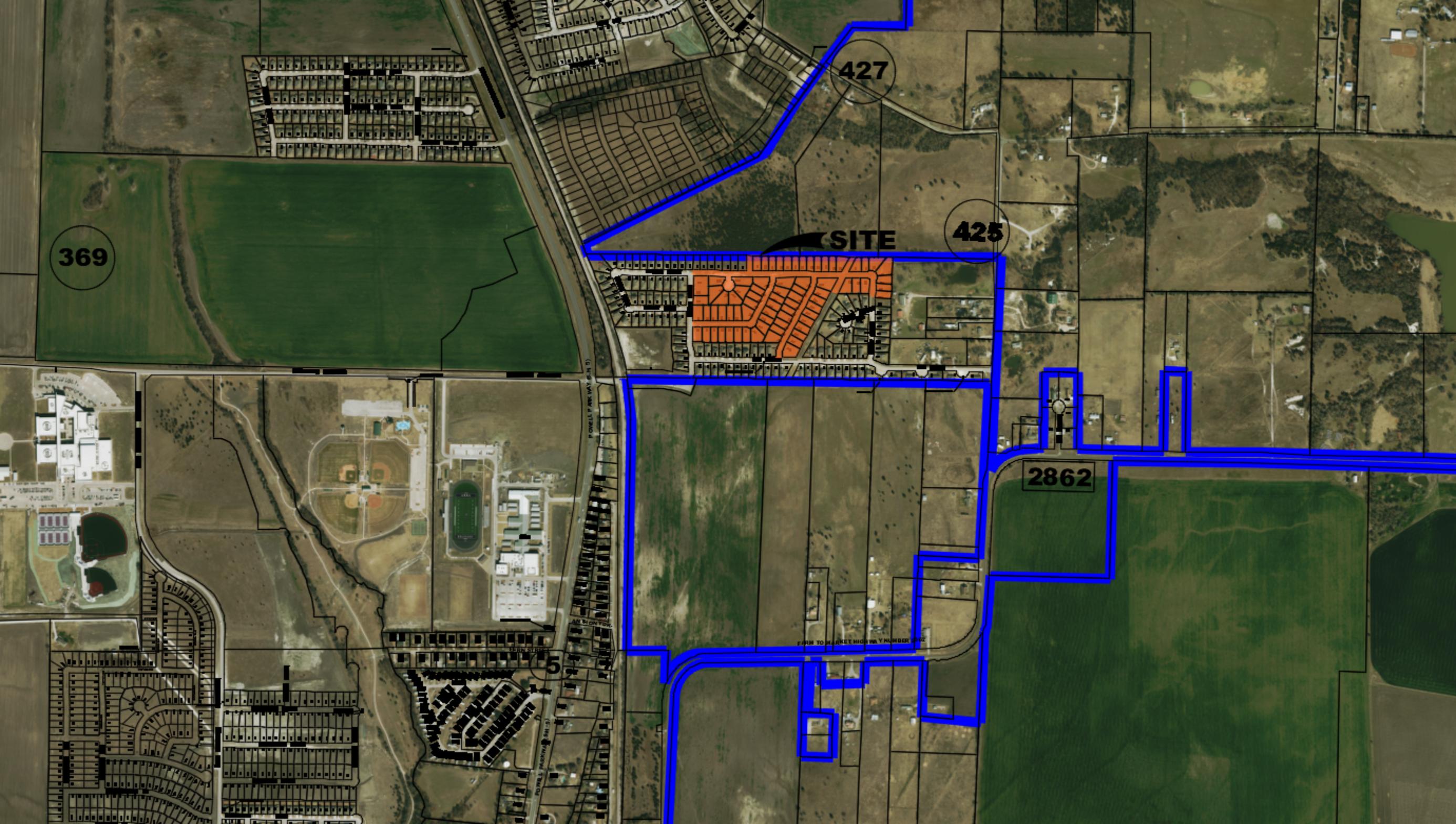
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## **STAFF RECOMMENDATION:**

Recommended for approval as submitted.

## **ATTACHMENTS:**

Description	Upload Date	Type
Location Map	10/31/2019	Exhibit
Replat	10/23/2019	Exhibit



369

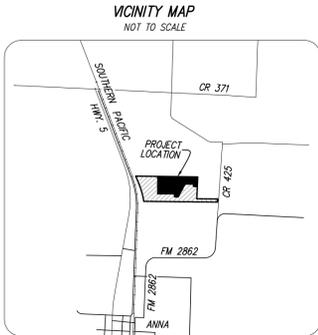
427

425

SITE

2862

5



LEGEND	
1/2" IRS	IRON ROD SET
1/2" IRF	IRON ROD FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
ROW	RIGHT-OF-WAY
SWE	SEWAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
SB	STREET BARRICADE
VAM	VISIBILITY, ACCESS, SIDEWALK AND MAINTENANCE EASEMENT
	STREET NAME CHANGE INDICATOR

Owner's Certificate  
City of Anna  
State of Texas  
County of Collin

STARLIGHT HOMES TEXAS, LLC is the Owner of Lots 8R-27R, Block B, Lots 8R-22R, Block C, Lots 11R-35R, Block D, and Lots 1R-22R, Block E of the Sweetwater Crossing Addition, recorded in Volume R, Page 197 of the Official Public Records of Collin County, Texas, and being situated in the J.C. Brantley Survey, Abstract No. 114, and being in the City of Anna, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the northwest corner of Lot 10, Block D of said Sweetwater Crossing Addition, and being in the east line of White Rock (50' ROW);

THENCE: North 00° 48' 29" East, along said Easterly ROW line, a distance of 115.58 feet to a 1/2" iron rod set for a corner.

THENCE: North 00° 48' 29" East, continuing along said Easterly ROW line, a distance of 50.00 feet to a 1/2" iron rod set for a corner.

THENCE: North 00° 48' 29" East, continuing along said Easterly ROW line, a distance of 357.16 feet to a 1/2" iron rod set for a corner.

THENCE: South 89° 11' 31" East, along said Southerly ROW line, a distance of 10.50 feet to a 1/2" iron rod set for a corner.

THENCE: North 00° 48' 29" East, a distance of 50.00 feet to a 1/2" iron rod set for a corner.

THENCE: South 89° 11' 31" East, along said Northerly ROW line, a distance of 411.08 feet to a 1/2" iron rod set for a corner.

THENCE: North 00° 48' 29" East, a distance of 120.00 feet to a 1/2" iron rod set for a corner, said point being the Northeast corner of Lot 1, Block F of said Sweetwater Crossing Addition.

THENCE: South 89° 11' 31" East, a distance of 50.00 feet to a 1/2" iron rod set for a corner.

THENCE: South 89° 11' 31" East, a distance of 1110.43 feet to a 1/2" iron rod set for a corner, said point being the Northeast corner of Lot 12, Block B of said Sweetwater Crossing Addition.

THENCE: North 02° 29' 42" West, a distance of 394.06 feet to a 1/2" iron rod set for a corner, said point being the Northeast corner of Lot 7, Block B of said Sweetwater Crossing Addition.

THENCE: North 87° 30' 18" West, a distance of 120.00 feet to a 1/2" iron rod set for a corner.

THENCE: North 87° 30' 18" West, a distance of 50.00 feet to a 1/2" iron rod set for a corner.

THENCE: North 02° 29' 42" East, a distance of 98.93 feet to a 1/2" iron rod set for a corner.

THENCE: North 89° 11' 31" West, a distance of 300.54 feet to a 1/2" iron rod set for a corner.

THENCE: South 28° 39' 30" West, a distance of 588.56 feet to a 1/2" iron rod set for a corner.

THENCE: North 89° 21' 14" West, a distance of 120.69 feet to a 1/2" iron rod set for a corner.

THENCE: Along the arc of said curve and along said Easterly ROW line, an arc distance of 11.08 feet and chord bearing of South 02° 56' 17" West, a distance of 11.08 feet to a 1/2" iron rod set for a corner.

THENCE: North 89° 17' 41" West, a distance of 50.09 feet to a 1/2" iron rod set for a corner.

THENCE: Along the arc of said curve and along said Easterly ROW line, an arc distance of 113.91 feet and chord bearing of South 16° 11' 28" West, a distance of 113.01 feet to a 1/2" iron rod set for a corner, said point being the southeast corner of Lot 35, Block D and the northeast corner of Lot 1, Block D of said Sweetwater Crossing Addition.

THENCE: North 89° 21' 14" West, a distance of 687.52 feet to the POINT OF BEGINNING and containing 846,396 sq. feet or 19.43 acres of land, save and except 179,771 sq. feet or 4.13 acres of dedicated Right of Way, for a total area of 666,665 sq. feet or 15.30 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Agent for Starlight Homes Texas, LLC

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for \_\_\_\_\_ County My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

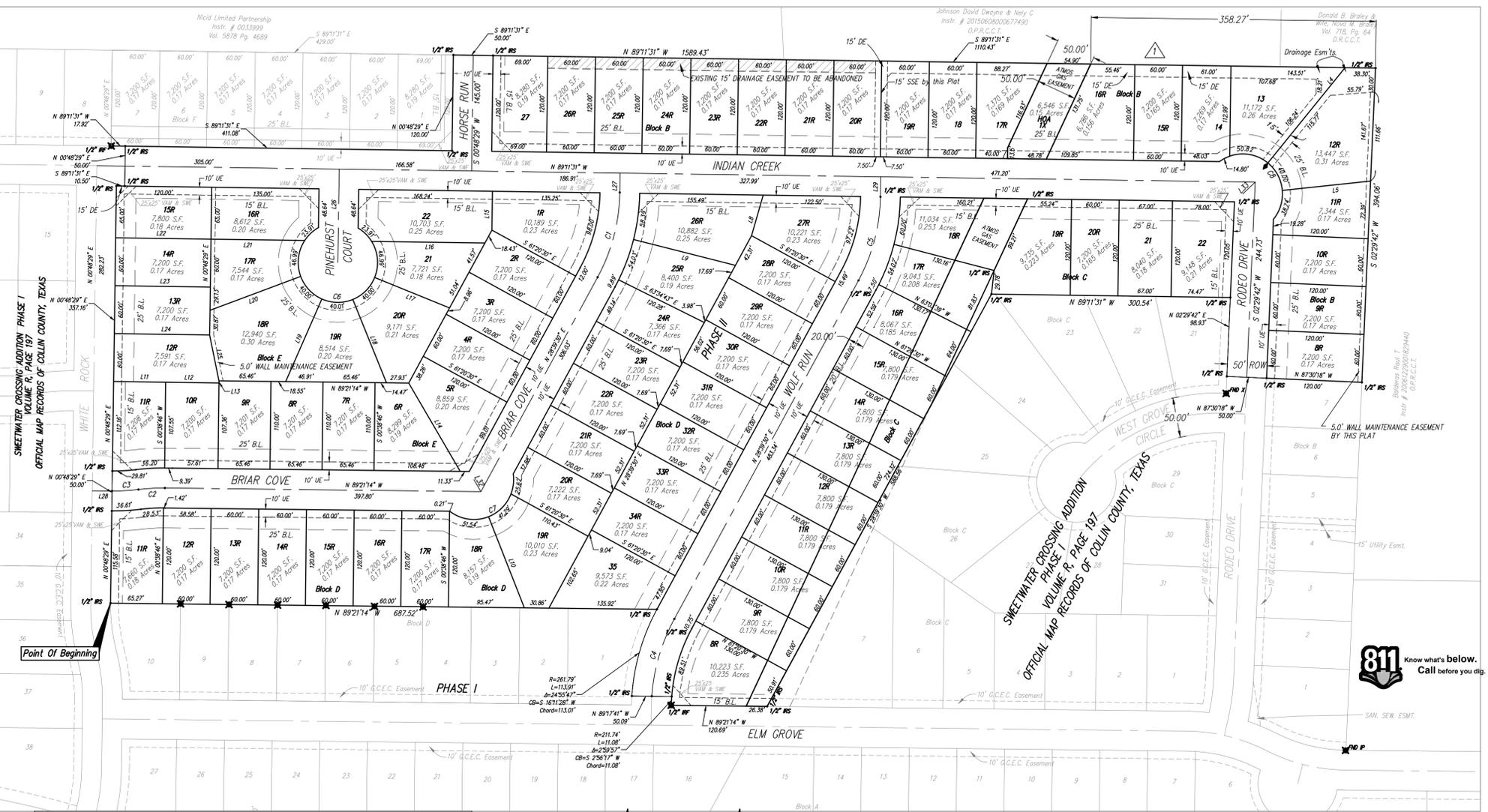
I, LOUIS SALCEDO, a REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF ANNA DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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.  
LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY OF DALLAS: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. \_\_\_\_\_ My Commission Expires: \_\_\_\_\_



**FLOOD STATEMENT:** According to Community Panel No. 4808C0160J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- GENERAL NOTES:
- BASIS OF BEARING: NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 2/12/16. SOLUTIONS HAVE BEEN CALCULATED BY THE NATIONAL GEODETIC SURVEY, OPUS WEBSITE.
  - LOT TO LOT DRAINAGE IS NOT ALLOWED.
  - RETAINING WALLS WILL BE IN EASEMENTS TO THE H.O.A. AND MAINTENANCE IS NOT THE RESPONSIBILITY OF CITY OF ANNA, TEXAS.
  - HOMEOWNERS SHALL NOT CONSTRUCT IMPROVEMENTS WITHIN THE ATMOS ENERGY GAS EASEMENT IN LOT 15A BLOCK B OR LOT 17A BLOCK C.
  - THE PURPOSE OF THE REPLAT IS TO MODIFY PROPERTY BOUNDARIES IN ORDER TO A) CREATE FIVE ADDITIONAL SINGLE-FAMILY RESIDENCE LOTS AND ONE COMMON AREA LOT AND B) TO ABANDON AND DEDICATE EASEMENTS.

**NOTE:** OWNER WILL UPGRADE THE EXISTING LIFT STATION AND FORCE MAIN (IF NECESSARY) IN ACCORDANCE WITH TCEQ REQUIREMENTS TO PROVIDE WASTEWATER SERVICE FOR SWEETWATER CROSSING PLANNED DEVELOPMENT CONSISTING OF PHASE I, PHASE II AND COMMERCIAL TRACT LOT 39, BLOCK F.

**NOTE:** OWNER WILL BUILD A DETENTION POND TO CONTROL STORM WATER RUNOFF FOR BOTH PHASES OF SWEETWATER CROSSING PLANNED DEVELOPMENT. OWNER TO SETUP HOMEOWNER'S ASSOCIATION FOR MANAGEMENT AND MAINTENANCE OF THE DETENTION POND EASEMENT.

**CAUTION!!!**  
UNDERGROUND ATMOS ENERGY PIPELINE CROSSING BLOCKS A, B, AND C.  
NO FENCES WILL BE ALLOWED INSIDE OR TO CROSS ATMOS ENERGY GAS EASEMENT.

ALL EASEMENTS ARE RECORDED IN VOLUME R, PAGE 197 UNLESS NOTED OTHERWISE

(FOR REVIEW ONLY)

**REPLAT**  
SWEETWATER CROSSING PHASE II  
82 RESIDENTIAL LOTS AND 1 COMMON AREAS  
(19.43 acres)  
LOTS 8R-12R, 13-14, 15R-17R, 18, 19R-26R, 27 BLOCK B (RESIDENTIAL)  
LOT 1X, BLOCK B (COMMON AREA)  
LOTS 8R-20R, 21-22 BLOCK C (RESIDENTIAL)  
LOTS 11R-34R, 35 BLOCK D (RESIDENTIAL)  
LOTS 1R-20R, 21-22 BLOCK E (RESIDENTIAL)

A REPLAT OF  
SWEETWATER CROSSING ADDITION  
VOLUME R, PAGE 197  
OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS  
LOTS 8-27, BLOCK B  
LOTS 8-20, BLOCK C  
LOTS 11-34, BLOCK D  
LOTS 1-20, BLOCK E

Mayor - Nate Pike Date \_\_\_\_\_  
City Secretary - Carrie Smith Date \_\_\_\_\_

SURVEYOR  
SALCEDO GROUP, INC.  
110 SW 2nd Street  
GRAND PRAIRIE, TEXAS 75050  
(214) 412-3122

J.C. BRANTLEY SURVEY, ABSTRACT NO. 114  
IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS

**SGI** SALCEDO GROUP, INC.  
110 SW 2ND STREET  
GRAND PRAIRIE, TX 75050  
PHONE: (214)-412-3122

OWNER  
STARLIGHT HOMES TEXAS, LLC  
C/O  
1800 VALLEY VIEW LANE, STE 100  
FARMERS BRANCH, TX 75234  
972.428.5404

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800  
October 22, 2019

Line Table			Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord
L1	135.72	N 28°39'30" E	L18	112.66	N 22°06'29" W	C1	110.98	228.31	027°51'01"	N 14°43'59" E	109.89
L2	120.00	N 00°48'29" E	L19	113.05	N 23°43'27" E	C2	33.28	250.00	007°37'36"	S 86°49'58" W	33.25
L3	112.99	N 00°48'29" E	L20	121.66	S 69°34'00" W	C3	33.28	250.00	007°37'36"	N 86°49'58" E	33.25
L4	153.96	N 39°08'07" E	L21	117.88	N 89°11'31" W	C4	101.71	236.74	024°36'56"	S 16°21'02" W	100.93
L5	111.67	S 83°57'50" W	L22	120.00	S 89°11'31" E	C5	97.22	200.00	027°51'01"	N 14°43'59" E	96.26
L6	131.49	N 75°26'29" W	L23	120.00	S 89°11'31" E	C6	261.80	50.00	300°00'00"	N 89°11'31" E	50.00
L7	11.33	N 89°21'14" W	L24	120.00	S 89°11'31" E	C7	118.44	50.00	135°43'39"	N 59°39'08" E	92.63
L8	52.95	N 16°08'21" E	L25	58.70	S 11°28'42" E	C8	144.36	50.00	165°25'36"	N 43°20'54" W	99.19
L9	132.21	N 75°47'55" W	L26	116.94	N 00°48'29" E						
L10	122.79	S 21°32'28" E	L27	24.18	N 00°48'29" E						
L11	65.50	S 89°11'31" E	L28	24.93	N 89°21'14" W						
L12	67.00	S 89°11'31" E	L29	25.00	N 00°48'29" E						
L13	2.64	S 00°38'46" W	L30	120.00	S 00°48'29" W						
L14	128.32	S 30°20'52" E	L31	120.00	S 00°48'29" W						
L15	48.71	N 00°48'29" E	L32	17.50	S 30°20'52" E						
L16	142.50	N 89°11'31" W	L33	21.53	S 46°39'05" E						
L17	101.66	S 67°57'02" E									

Oct 22 2019 11:22am Luis Salcedo  
M:\Projects\18850\_AshtonWoods\_Sweetwater\Survey\Final\REVIEW ONLY\17.dwg



**Item No. 7.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Ashley  
Stathatos

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**AGENDA ITEM:**

A) Conduct a public hearing to consider public comments on a request to rezone 2.9 acres located at the southwest corner of Leonard Avenue and Sharp Street from Planned Development-Single-Family Residence-60/Single-Family Townhome (PD-SF-60/SF-TH) to Planned Development-Restricted Commercial (PD-C-1) with modified development standards. This will allow for the use of a Daycare and another, future C-1 use. **Applicant: Carrillo Engineering, LLC**

B) Consider/Discuss/Action on a recommendation regarding the Concept Plan for Children's Lighthouse Addition, Block 1, Lots 1 & 2. **Applicant: Carrillo Engineering, LLC**

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**SUMMARY:**

Carrillo Engineering, LLC has requested a zoning change on 1.76 acres at the southwest corner of Sharp Street and Leonard Avenue. The existing zoning is a Planned Development for Anna Town Center. The property is located in District C, Single Family Transition zone and District D, Town Center Town Home Zone. The applicant has requested a change to Planned Development, Restricted Commercial, ("PD-C-1"), to allow for a child care facility and adjacent restricted commercial use. For additional information, please, refer to the attached staff report.

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**STAFF RECOMMENDATION:**

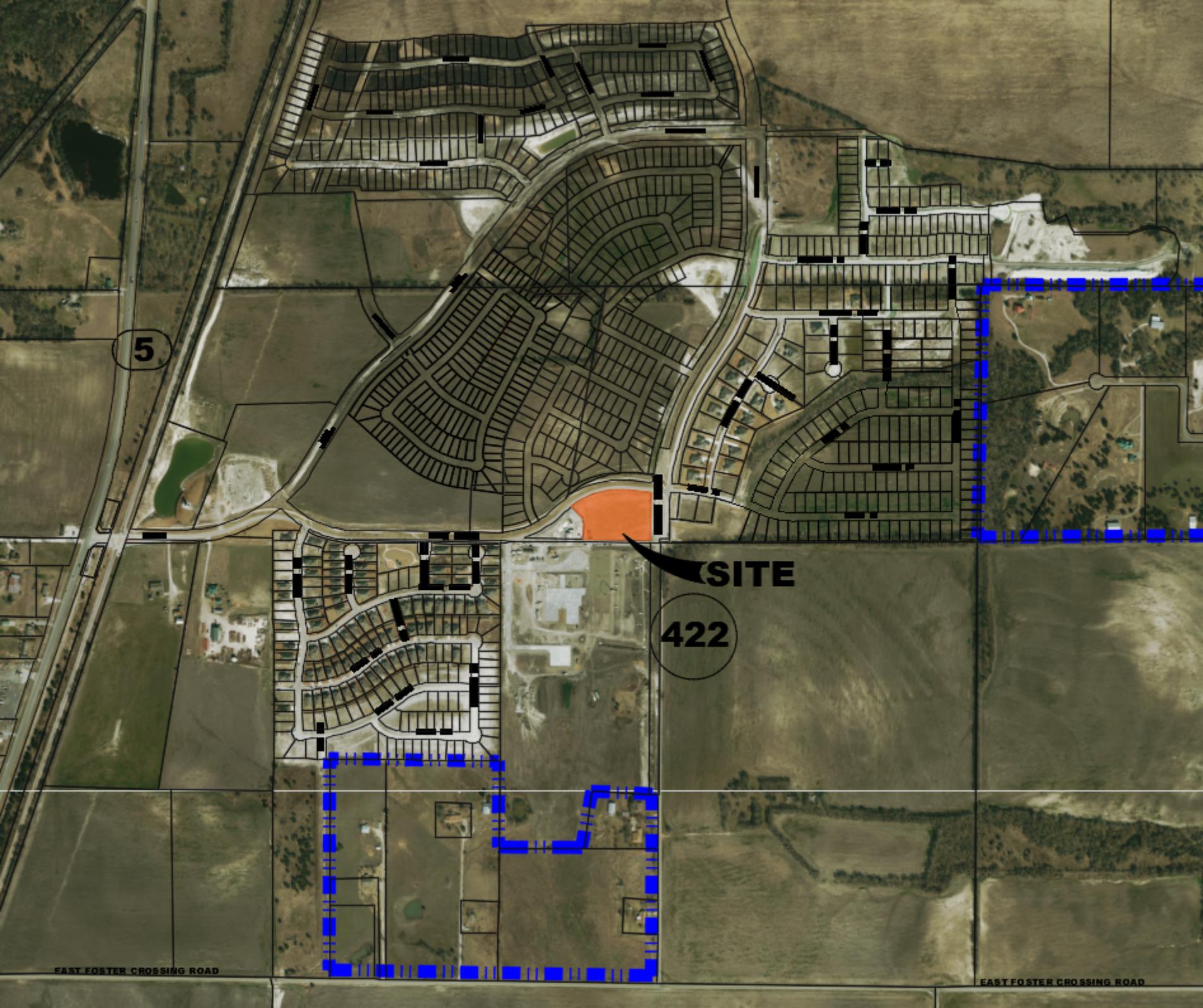
Staff recommends the Planning & Zoning Commission recommend approval of the rezoning request to the City Council.

**ATTACHMENTS:**

Description

Upload Date Type

Location Map	10/23/2019	Exhibit
Staff Report	10/31/2019	Exhibit
Proposed Planned Development	10/31/2019	Exhibit
Concept Plan	10/31/2019	Exhibit
Citizen Response	10/29/2019	Exhibit
Owner Response to Notification Letter	10/29/2019	Exhibit



5

SITE  
422

EAST FOSTER CROSSING ROAD

EAST FOSTER CROSSING ROAD



## **Children's Lighthouse Project Zoning**

<b>Location:</b>	<b>Anna Town Center (Anna Crossing) SW Corner of Sharp Street and Leonard Avenue Next to Harlow Elementary</b>
<b>Acres:</b>	<b>1.762 Acres, 76,738 SF</b>
<b>Legal:</b>	<b>Lot 1 &amp; 2, Block 1, Children's Lighthouse Addition</b>
<b>Project:</b>	<b>Child Care Facility &amp; Adjacent Lot for Future Commercial Use</b>
<b>Current Zoning:</b>	<b>Anna Town Center Planned Development District C, Single Family Transition Zone District D, Town Center Town Home Zone</b>
<b>Requested Zoning:</b>	<b>PD-C-1, Planned Development Commercial - 1, Restricted Commercial</b>

## **Land Use**

The proposed project is for a 11,308 SF child care facility and an adjacent restricted commercial use.

The future land use map shows the entire subdivision as Employment Center District with single family located to the south. The Employment Center District is intended to be comprised of industries that bring capital and jobs to Anna. Industrial uses are encouraged in the Employment Center District.

The existing development of Anna Town Center (Anna Crossing) subdivision varies from the future land use map. The current zoning of the property is a Planned Development written for Anna Town Center (Anna Crossing). When this zoning was approved, the future land use map was not updated to reflect this change.

Within the Planned Development, the proposed project falls within District C, Single Family Transition Zone and District D, Town Center Town Home Zone. The Single-Family Transition Zone is limited to single family land uses and amenity uses commonly associated with residential development. The district most like District C in the Zoning Ordinance is the SF-60 district. The Town Center Town House Zone is limited to for sale or rental residential uses. The district most like District D in the Zoning Ordinance is the SF-TH District.

While the other single-family residential districts within Anna Town Center, (Districts A, B, E, F and H), allow a child care facility by right, a Specific Use Permit is required for a child care facility in Districts C and D. In granting a Specific Use Permit, the City Council may impose special

conditions which shall be complied with before a certificate of occupancy may be issued. Special conditions that are typical for a daycare include number of children enrolled, child/care giver ratios, hours of operation, etc.

The requested adjacent commercial use, included as a part of the proposed project, requires a Planned Development zoning change, as there are no commercial uses allowed by right or by Specific Use Permit in Districts C and D. A Planned Development with a base zoning of C-1, Restricted Commercial is appropriate as it is intended to satisfy the daily needs of the neighborhood consumer.

The proposed project requires a Specific Use Permit for the proposed daycare facility, and a zoning change for the future commercial use. The C-1, Restricted Commercial base zoning allows a daycare with a Specific Use Permit. However, the Planned Development has been written to allow for the daycare use. In addition, on the adjacent lot in the planned development, there are further restrictions than is customary in the Restricted Commercial District. The commercial uses on the adjacent lot are restricted to the following: a child care center, church, park, community center, nursery school, secondary or private school, learning center, dance or gymnastics studio, fitness facility, racquetball facility, tanning salon, bakery, medical office, dental office and florist.

The property to the north and west of the proposed project is owned by Pacesetter Homes and is in District C and District D, the same districts as the proposed project. The property to the south of the proposed project is an elementary school. The property to the east of the proposed project is Anna Crossing Phase 3A and Anna Crossing Phase 2 owned by individual homeowners and is in District B, Eastern Single-Family Zone which permits child care facilities by right.

### **Community Feedback**

A Homeowner's Association meeting was held in the subdivision to discuss the daycare. People spoke for and against the daycare at the meeting. Those speaking for the daycare referenced the need and convenience of having a daycare facility next to a school. Those speaking against the daycare referenced the historical parkland issues with the developer, the location of the daycare in the neighborhood as well as the traffic generated by the elementary school.

### **Need**

An additional daycare is needed to handle the needs of a growing community. It will provide daytime and afterschool options to families. The daycare will be an addition to the city's business community, put money into the local economy and bring jobs. We do not want neighbors to have to go outside Anna for services that should be provided within the community.

### **Convenience**

A daycare locating next to an elementary school is convenient for parents with children of multiple ages and those needing after school care. An adjacent restricted commercial use will serve to augment the entire community at a convenient location next to a school and daycare (if the zoning is approved). Anna Town Center is a family-focused, flourishing community with families that can benefit from restricted commercial uses near to activity centers.

### **Parkland Dedication**

At one point in time, a park was considered at the proposed location of the daycare. However, the location for the park changed and was placed in a new location east of Phase 4. While the park concerns of neighbors are legitimate and important to address, these concerns are not related to the land use of the proposed project. Therefore, concerns regarding park facilities should not be considered in this agenda item. The developer and staff are working towards a plan to bring to Council in order to make improvements that would activate a park in Anna Town Square (Anna Crossing). Plans to activate the existing park will likely occur prior to bringing another park online in the subdivision and activating it.

### **Commercial Use in Neighborhood**

The original Anna Town Square (Anna Crossing) planned development ordinance allows child care facilities by right in several of the residential districts, (Districts A, B, E, F and H). A specific use permit is required for child care facilities in two of the residential districts, (Districts C and D), and one commercial district, (District G). By right, the developer is, already, permitted to locate a daycare in several residential districts. Locating a daycare in the location proposed by this zoning, already a center of activity due to the elementary school, makes more sense than locating a daycare in a residential subdivision on a residential street. Furthermore, it is a complimentary use that is less intrusive than others in similar settings. The uses proposed on the adjacent commercial lot are complimentary as well and do not take away from the character of the neighborhood. In fact, staff believes the uses provide services that are needed within the area.

Please note, the developer does not want to put the daycare in the commercial district at the entry to the subdivision because they have a master planned vision which would not work with a piecemeal approach to development.

### **Traffic & Elementary School**

The proposed project is located at the southwest corner of the intersection of Sharp and Leonard. Leonard is designed to be a major arterial roadway, while Sharp is designed to be a neighborhood collector street. These roadway classifications are consistent with the proposed land use, as neither is a local street. The proposed project is located within an actively growing development. As such, public improvements, new roads, and roadway expansions are being constructed along with project phases. As improvements are made, mobility will continue to be enhanced.

During peak school hours, there is significant traffic going to and from the elementary school which is known to back-up. However, for the daycare facility, the pick-up and drop-off times occur before, during and after school hours lessening the impact of additional traffic during peak hours. Furthermore, it is anticipated that the day care could take some vehicles off the road as some of the students that attend the elementary school will utilize the daycare facility for after school care. The partnership that could exist between the school and daycare, if the zoning is approved, is one reason feedback from Anna ISD School Board Members regarding the project has been positive.

Many of the uses that are fitting for the proposed location are going to increase traffic at the same level or more than the proposed use. Therefore, a complimentary use to the school makes sense.

### **Staff Recommendation**

Staff finds that a Planned Development with a daycare facility and adjacent restricted commercial uses would be an asset to our growing community. Likewise, the proposed location next to the school is a complimentary use. However, the Planning & Zoning Commission should weigh public comments and input from the community prior to coming to a decision regarding the child care facility in Anna Town Center (Anna Crossing).

CITY OF ANNA, TEXAS

ORDINANCE NO. \_\_\_\_\_

(SW Corner of Sharp St and Leonard Ave Zoning Change from Residential Planned Development to a revised, Commercial Planned Development.)

**AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE, AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

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

**WHEREAS**, the Planning and Zoning Commission of the City and the City Council of the City of Anna have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council 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 of the City of Anna, Texas, is amended by changing the zoning of the tract described in Exhibit A, attached hereto and made an integral part of this ordinance, from a Residential Planned Development to a new, Commercial Planned Development zoning.

**Section 2.** All regulations pertaining to the Restricted Commercial (C-1) with the development regulations as specified by the Development Standards (Exhibit B) or amended shall be applicable to this Tract.

**Section 3.** The official Zoning Map of the City of Anna shall be corrected to reflect the change in zoning described herein.

**Section 4.** All ordinances of the City of Anna in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

**Section 5.** 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** by the City Council of the City of Anna, Texas, this 12<sup>h</sup> day of November, 2019.

ATTESTED:

APPROVED:

\_\_\_\_\_  
City Secretary, Carrie L. Smith

\_\_\_\_\_  
Mayor, Nate Pike

## Exhibit "A"

BEING 2.880 acres of land situated in the GRANDISON STARK SURVEY, Abstract No. 798, Anna, Collin County, Texas, and being comprised of a portion of the tract of land identified as "Tract 1" in the deed conveyed to Anna Town Center No. 4/SHRP, Ltd., by the deed recorded in County Clerk File Number D217028360, of the Official Public Records of Collin County, Texas, and part of the prescriptive right-of-way for County Road 422 (to be abandoned by this plat). Said 2.880 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Southeast corner of Lot 1, Block 1, Anna Crossing Amenity Center Addition to the City of Anna, according to the plat recorded in County Clerk's Document Number 20161110010004620, of the Official Public Records of Collin County, Texas, and said point lying in the North boundary line of Lot 1, Block 1, Anna Elementary No. 3, an addition to the City of Anna, according to the plat recorded in County Clerk's Document Number 20180416010001620, of the Official Public Records of Collin County, Texas;

THENCE along the East boundary line of said Lot 1, Block 1, Anna Crossing Amenity Center Addition, and severing said Anna Town Center No. 4/SHRP, Ltd. tract, as follows:

1. N 00° 35' 02" E 115.59 feet, to a ½" iron rod marked "GLAS", found at the beginning of a curve to the left;
2. NORTHWESTERLY 47.89 feet, along said curve to the left, having a radius of 64.00 feet, a central angle of 42° 52' 22", and a chord bearing N 20° 50' 23" W 46.78 feet, to a ½" iron rod marked "GLAS" found at the end of said curve;
3. N 42° 15' 48" W 77.55 feet, to a ¾" iron rod, found in the new South right-of-way line of Sharp Street (a 60 foot wide public right-of-way), and said point lying in a curve to the right;

THENCE along the new South right-of-way line of said Sharp Street, and severing said Anna Town Center No. 4/SHRP, Ltd. tract, as follows:

1. NORTHEASTERLY 355.33 feet, along said curve to the right, having a radius of 470.00 feet, a central angle of 43° 19' 01", and a chord bearing N 73° 45' 44" E 346.93 feet, to a ¾" iron rod, found at the end of said curve;
2. S 84° 34' 46" E 128.60 feet, to a MAG nail found;
3. S 40° 1D' 55" E 14.26 feet, to a ¾" found, at the intersection of the new South right-of-way line of said Sharp Street with the West right-of-way line of Leonard Avenue (a 120' wide public right-of-way), and said point lying in a curve to the left;

THENCE along the West right-of-way line of said Leonard Avenue, as follows:

1. SOUTHWESTERLY 98.88 feet, along said curve to the left, having a radius of 1660.00 feet, a central angle of 03° 24' 46", and a chord bearing S 02° 19' 34" W 98.87 feet, to a ¾" iron rod, found at the end of said curve;
2. S 00° 37' 10" W 176.93 feet, to a ¾" iron rod marked "4838", found in the South boundary line of the aforesaid Anna Town Center No. 4/SHRP, Ltd. tract, and said point lying in the North right-of-way line of the aforesaid prescriptive right-of-way for County Road 422 (to be abandoned by this plat);
3. S 00° 27' 50" W 18.33 feet, to a ½" iron rod found marked "SPRY", found at the Northeast corner of the aforesaid Lot 1, Block 1, Anna Elementary No. 3;

THENCE N 89° 30' 50" W 396.64 feet, along the North boundary line of the aforesaid Lot 1, Block 1, Anna Elementary No. 3, to the POINT OF BEGINNING containing 2.880 acres (125,464 square feet) of land.

**Exhibit "B"**  
**Planned Development Standards**

**1.01 Parking**

- A) The 5 stacking spaces for a pick-up lane will not be required since there is no pick-up lane proposed on the Concept Plan or Site Plan.

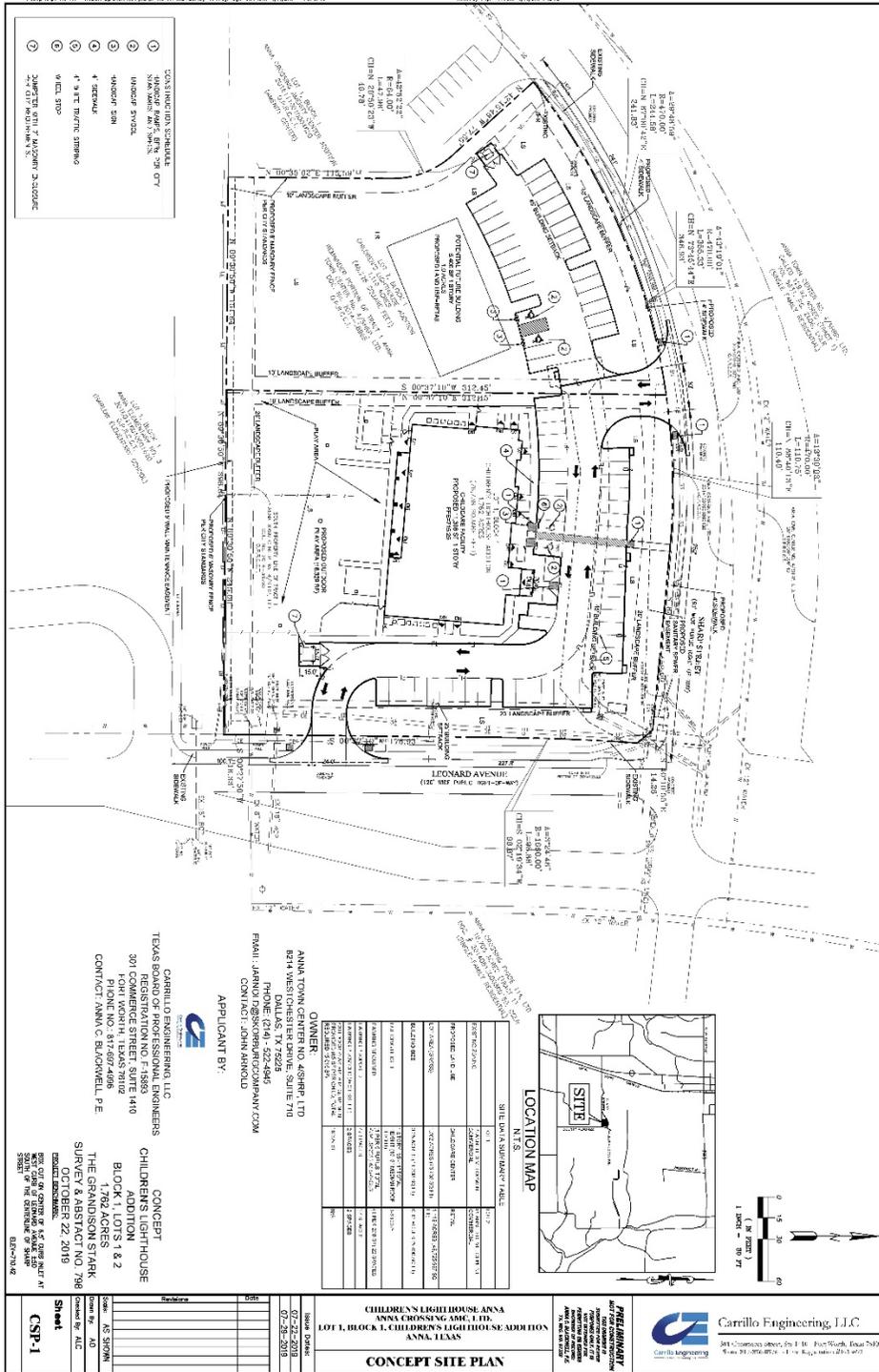
**1.02 Landscaping**

- A) A landscape island will not be required along the easternmost row of parking for the Day Care Site.

**1.03 List of Acceptable Uses**

- A) Lot 1, Block 1 of the proposed Children's Lighthouse Addition Minor Plat will be restricted to the specific use of a Day-Care or other child-care use.
- B) Lot 2, Block 1 of the proposed Children's Lighthouse Addition Minor Plat will be restricted to the following Commercial C-1 uses.
- Child-Care Center
  - Health Club; Gymnasium
  - Nursery School, Kindergarten
  - Park, Playground, or Private Rec Center
  - School, private or public, primary and/or secondary
  - Bakery and confectionery, retail sales
  - Clinic, medical or dental
  - Florist
  - Gymnastic or Dance Studio
  - Racquetball facilities
  - Tanning Salon

# Exhibit "C" Concept Plan





PROPERTY OWNER RESPONSE FORM

I favor the proposed zoning change.

I oppose the proposed zoning change.

I have no opinion regarding the proposed zoning change.

Reason(s) for above opinion: to much traffic for one  
entrance.

Shouldnt be in Residence area

Wasnt told about these changes  
when purchased property

Craig Deloy  
Shurtmanff  
Signature

1020 Sharp St.  
Address (Street/Road, City, Zip)

Please return form to:

City of Anna

Planning and Development Department

POB 776 (or 3223 N. Powell Parkway, if hand delivered)

Anna, TX 75409

Or bring form to public hearing (meeting time and place attached).



**NOTICE OF PUBLIC HEARING FOR  
PROPOSED ZONING CHANGE**

The Planning & Zoning Commission (P&Z) of the City of Anna will hold a public hearing on **Monday, November 4, 2019, at 7:00 p.m.**, in the Council Chambers of Anna City Hall at 111 North Powell Parkway. State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice.

**PROPOSED ZONING CHANGE:** Request to rezone 2.9 acres located at the southwest corner of Leonard Avenue and Sharp Street **from** Planned Development-Single-Family Residence-60/Single-Family Townhome (PD-SF-60/SF-TH) **to** Planned Development-Restricted Commercial District (PD-C-1) with modified development standards. A PD 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 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. The C-1 district is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas, where retail or service establishments deal directly with customers. Businesses in the C-1 district should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

**CURRENT ZONING:** The existing zoning is PD-SF-60/SF-TH. The SF-60 district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located in proximity to agricultural and single-family residential uses. The SF-TH district is designed to provide for a medium density residential environment of attached townhome units.

Persons wanting more information should contact the Planning and Development Department at (972) 924-2616.

You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change.

**APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.**

**Please circle one:**

In favor of request

Neutral to request

Opposed to request

**Comments:**

*Property Owner is in Favor*

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THE CITY OF  
**Anna**

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

ANNA TOWN CONDOMINIUM NO. 4/SHRP, LTD. (Property Owner)  
Name (Please Print)

  
Signature

8214 Westchester Drive, Ste 310, Dallas, TX 75225  
Address

10/26/19  
Date

Please return form to:  
City of Anna  
Planning and Development Department  
POB 776 (3223 N. Powell Parkway, if hand delivered)  
Anna, TX 75409  
P.O. Box 860358  
Plano, TX 75086-0358



**Item No. 8.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Ross  
Altobelli

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**AGENDA ITEM:**

Consider action to approve minutes of the September 9, 2019 Planning and Zoning meeting.

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**SUMMARY:**

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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
Meeting Minutes	10/14/2019	Exhibit

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**September 9, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on September 9, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:11 pm. Members present were Don Callaham, Wayne Barton, Alonzo Tutson, and Leslie Voss. Daniel Moody, Donald Henke, and Danny Ussery were absent. Staff present was Ashley Stathatos and Alexis Vanderslice.

2. Invocation and Pledge of Allegiance

Mr. Barton gave the invocation and Mr. Tutson led the Pledge of Allegiance.

3. Consider/Discuss/Action on recommendation regarding the Inc Cube Site Plan.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The site plan is for the City's Inc Cube building located at 312 N Powell Pkwy. The site contains approximately 0.359 acres of land that is zoned under PD 584-2012 as part of the Downtown Redevelopment District. They are submitting the site plan in order to show the changes to the property due to TX DOT's acquisition of a substantial part of their ROW. The previously existing structure will stay intact, but four parking spots will need to be removed.

The Commission asked Staff if the building will be considered as a legal, non-conforming use, which it will be.

A motion was made by Commissioner Voss, seconded by Commissioner Callaham to recommend approval of the site plan. The vote was unanimous.

4. Consider/Discuss/Action on recommendation regarding the Clifford Gomes Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is specifically located at 11143 County Road 505. The tract is in the Thomas McClanahan Survey, Abstract No. 560 and contains 2.5 acres of land. The owner is proposing to put a new home and metal building on the property.

A motion was made by Commissioner Voss, seconded by Commissioner Callaham to recommend approval of the development plat. The vote was unanimous.

5. Consider/Discuss/Action on recommendation regarding the Ornelas Estates Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is generally located on the North side of Grasshopper Ln, off of County Road 426. The tract is in the Robert Whitaker Survey, Abstract No. 1011 and contains 0.975 acres of land. The owner is proposing to put a new home, garage, RV Canopy, Storage building, and possible mobile home on the property.

A motion was made by Commissioner Callaham, seconded by Commissioner Voss to recommend approval of the development plat. The vote was unanimous.

6. Consider/Discuss/Action on recommendation regarding the Pennington Addition Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is specifically located at 10285 County Road

505. The tract is in the W. J. Anglin Survey, Abstract No. 25 and contains 21.996 acres of land. The owner is proposing to put an additional home, barn, and shed on the property.

A motion was made by Commissioner Barton, seconded by Commissioner Tutson to recommend approval of the development plat. The vote was unanimous.

7. Consider/Discuss/Action on recommendation regarding the Green Meadows Final Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The final plat is located in the Z.F. Lister Survey, Abstract No. 546. The plat contains approximately 35.056 acres covering a section of land East of Highway 5 and South of County Road 1106 that will consist of 120 residential lots and 8 open space lots. It was noted that this plat was preliminary platted before the subdivision regulations were changed, so they are not required to follow the new standards.

A motion was made by Commissioner Callaham, seconded by Commissioner Voss to recommend approval of the final plat. The vote was unanimous.

8. A) Conduct a public hearing to consider public comments regarding a request by Randall Scott Architects, the representative of the property. The property is currently zoned as Commercial (C-1). The applicant requests to replace the existing zoning with a new, Commercial Planned Development that will have a base zoning of CBRD for the new City Hall building. The section of property is located between Highway 5 and Riggins St, and between Fifth St and Seventh St.

The public hearing was opened at 7:30 pm.

Ashley Stathatos gave a brief presentation to the Council about what was being proposed in the Planned Development.

David Hendricks asked about the future development and plans for 7<sup>th</sup> street. He was curious when the steel mill will be removed and when the new comprehensive plan will be done.

The public hearing was closed at 7:50 pm.

B) Consider/Discuss/Action on a recommendation regarding the request by the applicant and owners of the property to replace the existing zoning with a Commercial Planned Development zoning.

A motion was made by Commissioner Callaham, seconded by Commissioner Tutson to recommend approval of the Planned Development zoning. The vote was unanimous.

9. Consider/Discuss/Action on recommendation regarding the Anna Municipal Complex Addition Preliminary Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The Anna Municipal Complex Addition preliminary plat contains 8.241 acres located in the Henry Brantley Survey, Abstract No. 71. This tract is located between Highway 5 and Riggins St, and between Fifth St and Seventh St. The preliminary plat is for one lot which will house the new City Hall building, Fire Station, and an additional future building. The tract of land is zoned as a Planned Development with a base zoning of CBRD.

Commissioner Barton confirmed with staff that the metal building that is shown as existing on the plat would be removed.

A motion was made by Commissioner Voss, seconded by Commissioner Callaham to approve the preliminary plat. The vote was unanimous.

10. Consider/Discuss/Action on recommendation regarding the City Hall Site and Landscape Plan.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The site and landscape plan is located between Highway 5 and Riggins St, and between Fifth St and Seventh St (the future Block A, Lot 1 of the Anna Municipal Complex Addition). The site contains approximately 8.241 acres of land that are zoned by a Planned Development with a base zoning of CBRD. They are proposing the new 24,600 SF City Hall building, a 15,500 SF Fire Station, and another additional building at a future date.

A motion was made by Commissioner Barton to approve the site and landscape plan as presented that it is the initial phase of the plans and additional development will require a new site and landscape plan be brought forth before any future phase be developed. This motion was seconded by Commissioner Tutson. The vote was unanimous.

11. Consider/Discuss/Action on recommendation regarding a Site and Landscape Plan for Neighborhood Credit Union located at Block A, Lot 6 of the Wal-mart Anna Addition.

Ms. Stathatos gave a brief presentation including the history of the property and why it was tabled last meeting. She went over the changes to the drive access that were brought up at the previous meeting and answered questions from the Commission. The site and landscape plan is located at Block A, Lot 6 of the Wal-mart Anna Addition. The site contains approximately 1.58 acres of land that are zoned PD for commercial uses. They are proposing a new 1,990 SF Credit Union.

Commissioner Barton put on record that he appreciated the applicant's cooperation with changing the access drive and moving the dumpster on the site away from the entrance to the building.

A motion was made by Commissioner Barton, seconded by Commissioner Callahan to approve the site and landscape plan. The vote was unanimous.

12. Consider/Discuss/Action on recommendation regarding a Site and Landscape Plan for the Anna Day Care located at 1229 W White St.

Ms. Stathatos gave a presentation about the property and the history of the project. This site and landscape plan is located at 1229 W White St. The site contains approximately 1.185 acres of land that is zoned a SUP for a daycare use. They are proposing a new 8,425 SF Day Care. Unfortunately, the building permit for this site was issued by previous staff before a site and landscape plan had been approved. The applicant, Kevin Patel, had inquired about cutting down some trees near the project, which was when it was discovered that no tree survey, site plan, landscape plan, or building elevations had been approved. The applicant was required to submit a site and landscape plan for approval before a certificate of occupancy would be issued for the property. Since several trees were cut down without approval or without a tree survey, a stop work order was given to the project until a tree survey and mitigation plan was approved. The site and landscape plan that was brought before the commission did not meet the City's zoning standards because the dumpster pad was not screened on all sides with evergreen shrubs. Since the project was already underway, the applicant stated that to do the shrubs would mean he would have to lose one parking space and then would be in non-compliance over the parking.

Kevin Patel addressed the commission stating that he has done over 70 daycares and has also done a Taco Bell in Anna. He apologized for cutting down the trees without authorization and stated that since then, he has worked with the City to meet their standards. He then addressed several questions from the Commissioners.

Commissioner Barton asked him how many of those 70 daycares required site plans and if the Taco Bell required a site plan and Kevin responded that he was not sure.

There was much discussion amongst the commissioners about the events that had transpired and several statements that the applicant, as a developer, should know the building process of a City. They stated that he should be held to the same zoning standards as everyone else, regardless of the history of the project.

The Commission also discussed various options to allow for the shrubs to be placed around the dumpster, while still requiring the same amount of parking spots, in order to bring the plan in to compliance.

Due to the complexity of the situation and the Commission's request for more information, a motion was made by Commissioner Barton to table the item until such date as can be mutually agreed upon by the Planning and Zoning Commission and Staff for an executive session and a public portion of the meeting to consider, discuss, and act on the site and landscape plan. The motion was seconded by Commissioner Callaham and the vote was unanimous.

13. Consider action to approve minutes of the August 5, 2019 Planning and Zoning meeting.

A motion was made by Commissioner Voss, seconded by Commissioner Tutson to approve the August 5, 2019 meeting minutes. The vote was unanimous.

14. Adjourn

A motion was made by Commissioner Callaham, seconded by Commissioner Voss to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:54 pm.

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Alonzo Tutson  
Planning and Zoning Commission Chairman

ATTEST:

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**Item No. 9.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 11/4/2019

Staff Contact: Ross  
Altobelli

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**AGENDA ITEM:**

Consider action to approve minutes of the October 7, 2019 Planning and Zoning meeting.

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**SUMMARY:**

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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
Meeting Minutes	10/14/2019	Exhibit

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**October 7, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 7, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:04 pm. Members present were Daniel Moody, Don Callaham, Wayne Barton, Alonzo Tutson, Donald Henke and Leslie Voss. Danny Ussery was absent. Staff present was Ashley Stathatos, Alexis Vanderslice, and Ross Altobelli.

2. Invocation and Pledge of Allegiance

Mr. Barton gave the invocation and Mr. Tutson led the Pledge of Allegiance.

3. Consider/Discuss/Action on recommendation regarding the Vince Hagan Batch Plant Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is specifically located at 9024 County Road 418. The tract is in the D E W Babb Survey, Abstract No. 33 and contains 12.093 acres of land. The owner is proposing to put a new scale house/office building and batch plant on the property. The City's thoroughfare plan shows Foster Crossing Rd crossing through the applicant's property; however, it is Staff's opinion that this will change with the new comprehensive plan. The applicant coordinated with Staff to give the required amount of ROW based upon future predictions and added a note to the plat to coordinate with the City in the future should the ROW requirements change.

A motion was made by Commissioner Henke, seconded by Commissioner Callaham to recommend approval of the development plat. The vote was unanimous.

4. Consider/Discuss/Action on recommendation regarding the Anna 455 Addition Block A, Lot 3 Final Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The final plat is located in the F.T. Daffau Survey, Abstract No. 288. The plat contains approximately 1.29 acres covering a section of land at the Northwest section of Ferguson Pkwy and White St (FM 455), just West of the 7-11. The plat contains one lot which will be the future location of the Freedom Flex Car Wash.

A motion was made by Commissioner Moody, seconded by Commissioner Voss to recommend approval of the final plat. The vote was unanimous.

5. Consider/Discuss/Action on recommendation regarding the Anna Crossing Phase 2 Amending Plat of Block K, Lot 1.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The amending plat is specifically for Block K, Lot 1 known as 1201 Sharp St. It is located in the Granderson Stark Survey, Abstract No. 798. The plat contains approximately 0.218 acres covering 1201 Sharp St which is at the Northeast corner of Sharp St and Tiana St. This is an amending plat of Block K, Lot 1 of the previously approved final plat in order to add a wall maintenance easement for the retaining wall that was added to ensure the lot drained properly.

A motion was made by Commissioner Barton, seconded by Commissioner Moody to recommend approval of the amending plat. The vote was unanimous.

6. Consider/Discuss/Action on recommendation regarding the Oak Briar Addition Final Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The final plat is located within Anna's extra territorial jurisdiction and is located specifically at 8188 County Road 513. The tract is in the William W. Roberts Survey, Abstract No. 785. It contains 5.003 acres in total and will contain 2 lots. Staff clarified for the Commission that even though this lot is in our ETJ, a final plat is required because they are subdividing a lot that will leave tracts of land that are less than five acres.

A motion was made by Commissioner Callaham, seconded by Commissioner Henke to recommend approval of the development plat. The vote was unanimous.

7. Consider/Discuss/Action on recommendation regarding the Roper Retail Center Site and Landscape Plan.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The site and landscape plan for the Roper Retail Center site is located at 912 and 916 W White St. The site contains approximately 1.91 acres of land that are zoned C-1 Restricted Commercial. They are proposing a new 6,000 SF building for the future use of a restaurant and a new 6,500 SF building for retail use.

A motion was made by Commissioner Callaham, seconded by Commissioner Voss to recommend approval of the site and landscape plan. The vote was unanimous.

8. Adjourn

A motion was made by Commissioner Moody, seconded by Commissioner Callaham to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:23 pm.

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Alonzo Tutson  
Planning and Zoning Commission Chairman

ATTEST:

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