



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 2, 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, December 2, 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 the Enox RV Addition, Block A, Lot 1 Development Plat. **Applicant: Mary Enox**
5. A) Conduct a public hearing to consider public comments on a request to rezone 2.7± 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 request to rezone 2.7± acre from PD-SF-60/SF-TH to PD-C-1 with modified development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Children's Lighthouse Addition, Block 1, Lots 1 & 2, associated with the rezoning request.
6. A) Conduct a public hearing to consider public comments on a request to rezone 223.0± acres located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway **from** Single-Family Residential - Large Lot (SF-E) **to** Planned Development-Single-Family Residence-60/Restricted Commercial District (PD-SF-60/C-1) with modified development standards. **Applicant: Bloomfield Homes**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 223.0± acres from SF-E to PD-SF-60/C-1 with modified development standards.

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.

- C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Waterview, Block A, Lot 1, associated with the rezoning request.
7. A) Conduct a public hearing to consider public comments to rezone 20.8± acres located on the west side of State Highway 5, 1,420 feet south of West White Street **from** Agricultural District (AG) **to** Planned Development-Multiple-Family Residential - High Density (PD-MF-2) with modified development standards. **Applicant: Anna 21, LLC**
- B) Consider/Discuss/Action on a recommendation regarding the request to rezone 20.8± acres from AG to PD-MF-2 with modified development standards.
8. A) Conduct a public hearing to consider public comments regarding a request to rezone 10.0± acres located at the northeast corner of Collin County Outer Loop and Country Road 418 **from** Single-Family Residential - Large Lot (SF-E) **to** Light Industrial District (I-1) with a Specific Use Permit (SUP) for a permanent concrete batching plant. **Applicant: Tony Strickland**
- B) Consider/Discuss/Action on a recommendation regarding the request to rezone 10.0± acres from SF-E to I-1 with an SUP for a permanent concrete batching plant.
- C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, NBR-Anna, Block A, Lot 1, associated with the rezoning request.
9. Consider/Discuss/Action on recommendation regarding the 2020 submittal calendar.
10. Discuss updated city applications and checklists for plans and plats.
11. Consider action to approve minutes of the November 4, 2019 Planning and Zoning meeting.
12. 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 27, 2019.



 Ross Altobelli
 Director of Development Services

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Item No.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Location Map

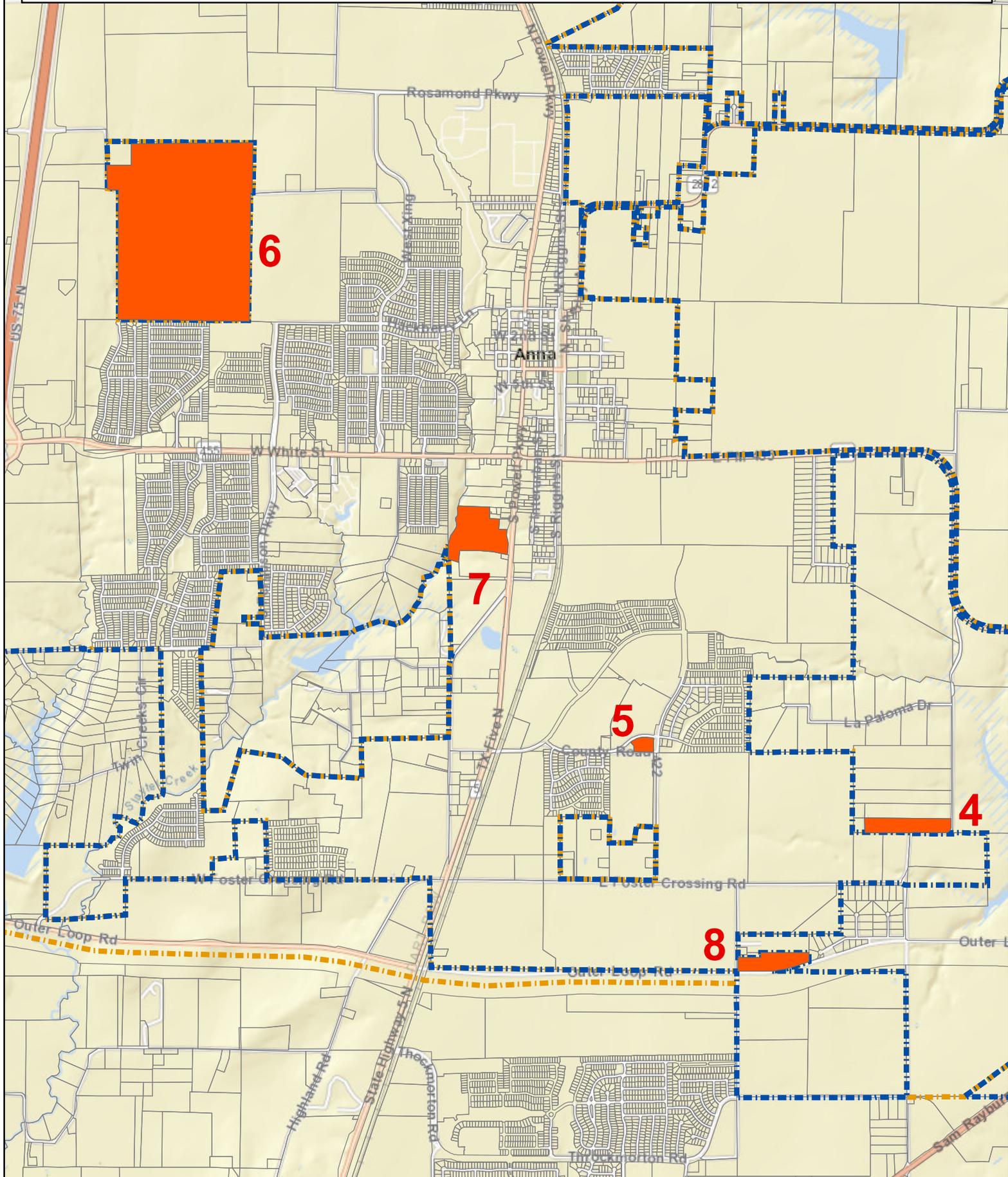
SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	11/26/2019	Exhibit

City of Anna December 2nd, 2019 Planning & Zoning Meeting Map



Legend: Agenda Items City Limits ETJ Parcels

Scale: 0 0.25 0.5 1 Miles

North Arrow: N



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discussion/Action on recommendation regarding the Enox RV Addition, Block A, Lot 1, development plat. **Applicant: Mary Enox**

SUMMARY:

Recreational vehicle storage on one lot on 11.7± acres located on north side of County Road 419, 1,025 feet north of Country Road 421. The tract of land is located within the City of Anna extra territorial jurisdiction.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	11/26/2019	Exhibit
Development Plat	11/26/2019	Exhibit

Enox RV Addition Development Plat

KEITH LN

E FOSTER CROSSING RD

QUANTUM CIR

STONE TRAIL CIR

MILL RD

E OUTER LOOP RD

COUNTY ROAD 419

SAM RAYBURN MEMORIAL HWY

THE CITY OF
Anna N

Proposed Site Parcels

0 250 500 1,000
Feet December 2019

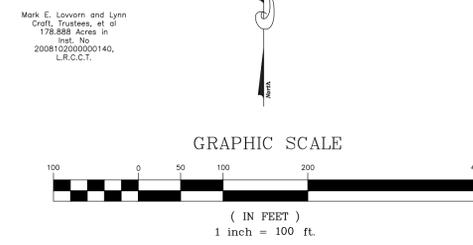
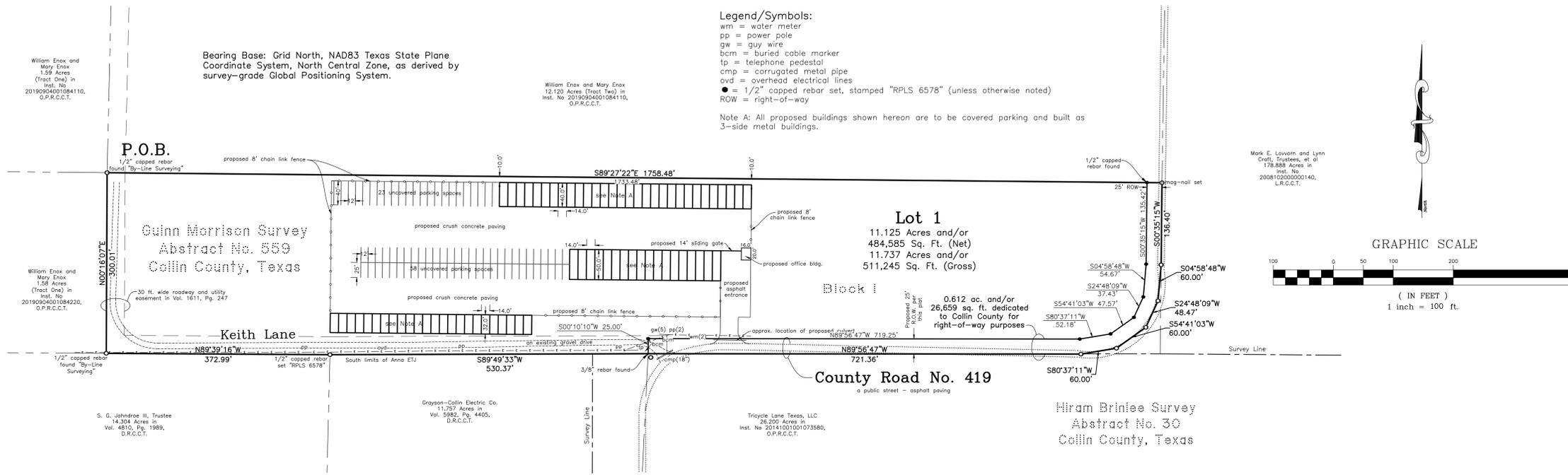
Location Map
(not to scale)



Legend/Symbols:

- wm = water meter
- pp = power pole
- gw = guy wire
- bcm = buried cable marker
- tp = telephone pedestal
- cmp = corrugated metal pipe
- ovd = overhead electrical lines
- = 1/2" capped rebar set, stamped "RPLS 6578" (unless otherwise noted)
- ROW = right-of-way

Note A: All proposed buildings shown hereon are to be covered parking and built as 3-side metal buildings.



FIELD NOTES

SITUATED in the County of Collin, State of Texas, being a part of the Guinn Morrison Survey, Abstract No. 559 and being the same 11.74 acre tract of land (Tract Two) conveyed by Warranty Deed with Vendor's Lien from Barbara A. Keith, Trustee of the Robert D. and Barbara A. Keith Revocable Living Trust to William Enox and Mary Enox on August 29, 2019 and recorded in Instrument No. 20190904001084220, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "By-Line Surveying" at the Southeast corner of the 1.59 acre tract of land (Tract One) conveyed to William Enox and Mary Enox in Instrument No. 20190904001084110, said Official Public Records, the Southwest corner of the 12.120 acre tract of land (Tract Two) conveyed to William Enox and Mary Enox in said Inst. No. 20190904001084110, the Northeast corner of the 1.58 acre tract of land (Tract One) conveyed to William Enox and Mary Enox in said Inst. No. 20190904001084220 and the Northwest corner of said Enox 11.74 ac.;

THENCE South 89 deg. 27 min. 22 sec. East, with the South line of said Enox 12.120 ac. and the North line of said Enox 11.74 ac., passing a 1/2 inch capped rebar found at 1,733.47 ft. and continuing for a TOTAL distance of 1,758.47 ft. to a mag-nail set in the pavement of County Road No. 419, a public road, at the Southeast corner of said Enox 12.120 ac. and the Northeast corner of said Enox 11.74 ac.;

THENCE Southwesterly, with the pavement of said County Road No. 419 and with the East lines of said Enox 11.74 ac., the following calls and distances:

1. South 00 deg. 35 min. 15 sec. West, a distance of 136.40 ft. to an angle point;
2. South 04 deg. 58 min. 48 sec. West, a distance of 60.00 ft. to an angle point;
3. South 24 deg. 48 min. 09 sec. West, a distance of 48.47 ft. to an angle point;
4. South 54 deg. 41 min. 03 sec. West, a distance of 60.00 ft. to an angle point;
5. South 80 deg. 37 min. 11 sec. West, a distance of 60.00 ft. to an angle point in or near the center of said County Road No. 419 (as it turns to the West) and in the South line of said Guinn Morrison Survey and the North line of both the Hiram Brinlee Survey, Abstract No. 30 and the 26.200 acre tract of land conveyed to Tricycle Lane Texas, LLC in Instrument No. 20141001001073580, said Official Public Records;

THENCE North 89 deg. 56 min. 47 sec. West, with the pavement of said County Road No. 419 and with the South line of both said Enox 11.74 ac. and Guinn Morrison Survey and the North line of both said Grayson-Collin Electric 11,757 ac. and Hiram Brinlee Survey, passing said road as it turns to the South and continuing for a total distance of 721.36 ft. to a 3/8 inch rebar found at the Northwest corner of said Tricycle Lane Texas 26.200 ac. and the Northeast corner of the 11.757 acre tract of land conveyed to Grayson-Collin Electric Co. in Volume 5982, Page 4405, Deed Records, Collin County, Texas, at an angle point in the South line of said Enox 11.74 ac.;

THENCE South 89 deg. 49 min. 33 sec. West, continuing with the South line of both said Enox 11.74 ac. and Guinn Morrison Survey and with the North line of said Grayson-Collin Electric 11,757 ac. and Hiram Brinlee Survey, passing the Northwest corner of said Hiram Brinlee Survey and an Ell corner of said Guinn Morrison Survey and continuing for a total distance of 530.37 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Grayson-Collin Electric 11,757 ac. and the Northeast corner of the 14.304 acre tract of land conveyed to S.G. Johndroe III, Trustee in Volume 4810, Page 1989, said Deed Records, at an angle point in the South line of said Enox 11.74 ac.;

THENCE North 89 deg. 39 min. 16 sec. West, continuing with the South line of said Enox 11.74 ac. and the North line of said Johndroe 14.304 ac., a distance of 372.99 ft. to a 1/2 inch capped rebar found, stamped "By-Line Surveying" at the Southeast corner of said Enox 1.58 ac. and the Southwest corner of said Enox 11.74 ac.;

THENCE North 00 deg. 16 min. 07 sec. East, with the East line of said Enox 1.58 ac. and the West line of said Enox 11.74 ac., a distance of 300.01 ft. to the PLACE OF BEGINNING and containing **11.737 ACRES** of land.

General Notes:

1. Water Supply to be provided by North Collin Special Utility District.
2. Sewer service to be provided by on-site aerobic septic system with two tanks South of the office building shown hereon. Sprinkler field shall be an "undisturbed" area East of said office building.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Anna will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0160 J, Revised Date: June 2, 2009.
8. Neither the City of Anna nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. The subject property is within the limits of the Extraterritorial Jurisdiction of the City of Anna, Texas.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Anna, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 Date: _____



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT William Enox and Mary Enox, acting herein by and through it's duly authorized officers, do hereby adopt this plat designating the hereinabove 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.

William Enox _____ Mary Enox _____

STATE OF TEXAS
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William Enox, 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: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mary Enox, 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: _____

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

WITNESS my hand this the ____ day of _____, 2019.

Planning Director, City of Anna

**Development Plat of
Lot 1, Block A
Enox RV Addition
11.737 Acres (Gross)
11.125 Acres (Net)
in the
Guinn Morrison Survey
Abstract No. 559
Collin County, Texas**

Date of Preparation: November 1, 2019

Job No. CCA811019

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: kate@helveywagnersurveying.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

William Enox and Mary Enox
Owners
162 N. Meadowbrook Drive
Pottsboro, Texas 75076
Phone: 817-371-8563



Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ashley
Stathatos

AGENDA ITEM:

A) Conduct a public hearing to consider public comments on a request to rezone 2.7± 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 request to rezone 2.7± acre from PD-SF-60/SF-TH to PD-C-1 with modified development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Children's Lighthouse Addition, Block 1, Lots 1 & 2, associated with the rezoning request.

SUMMARY:

Carrillo Engineering, LLC has requested a zoning change on 2.7± 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.

A concept plan, Children's Lighthouse Addition, Block 1, Lots 1 & 2, accompanies this request as Agenda Item 5C.

STAFF RECOMMENDATION:

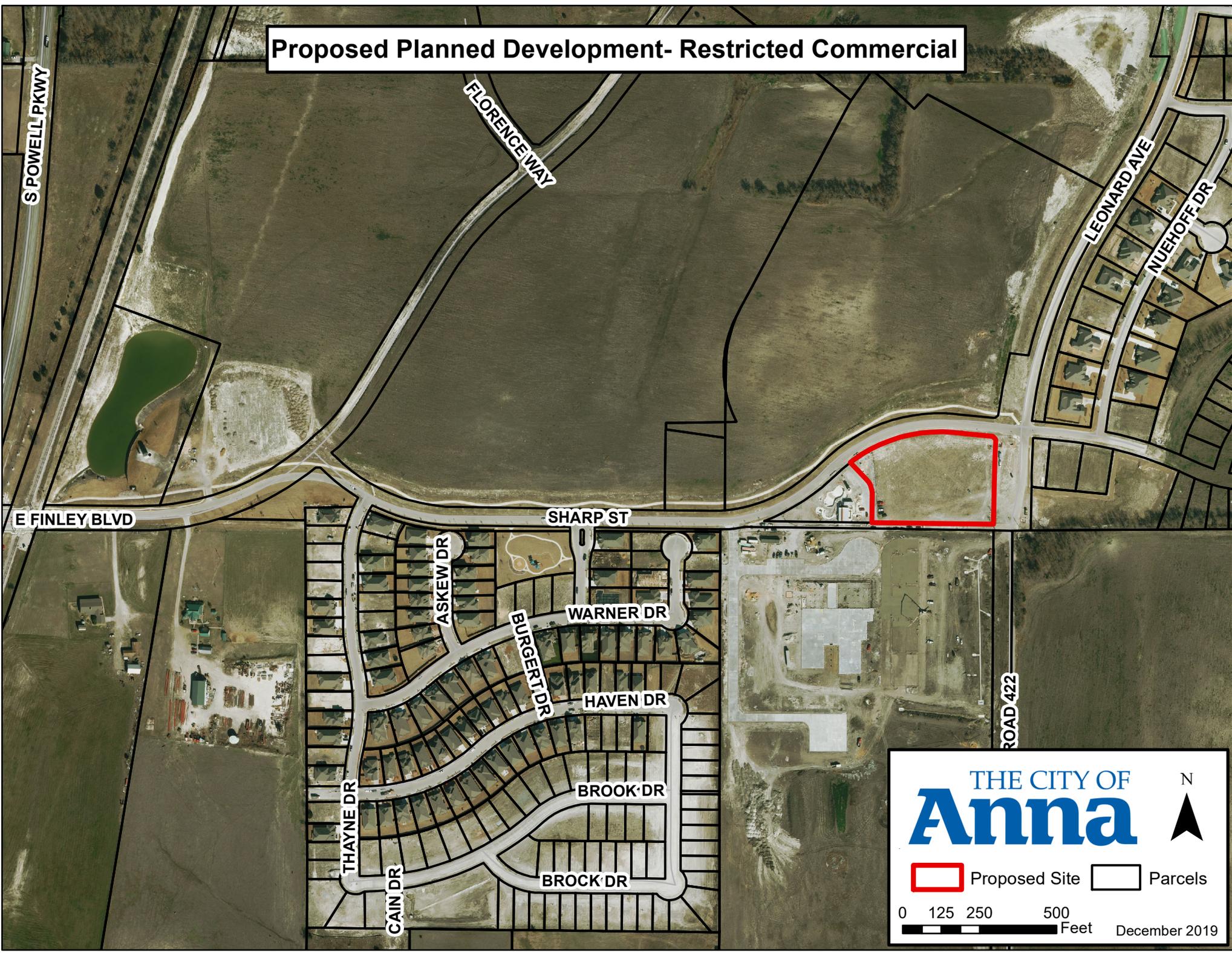
Staff recommends the Planning & Zoning Commission recommend approval of the rezoning

request to the City Council.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	11/26/2019	Exhibit
Staff Report	11/26/2019	Staff Report
Staff report - Concept Plan	11/27/2019	Staff Report
Proposed Planned Development Concept Plan	10/31/2019	Exhibit
Citizen Responses	11/27/2019	Exhibit
Owner Response to Notification Letter	10/29/2019	Exhibit
Applicant's Traffic Information	11/27/2019	Backup Material
Applicant's Zoning Allowance	11/27/2019	Backup Material
Lighthouse Elevation NE	11/27/2019	Backup Material
Lighthouse Elevation SW	11/27/2019	Backup Material

Proposed Planned Development- Restricted Commercial



THE CITY OF
Anna

0 125 250 500 Feet

December 2019

Proposed Site

Parcels

N



Children's Lighthouse Project Zoning

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

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

PLANNING & ZONING COMMISSION

December 2, 2019

Agenda Item No. 5C

Concept Plan: Children's Lighthouse Addition, Block 1, Lots 1 & 2

Applicant: Carrillo Engineering, LLC

DESCRIPTION:

Day-care facility and commercial on two lots on 2.7± acres located at the southwest corner of Leonard Avenue and Sharp Street. Proposed zoning Planned Development-Restricted Commercial with modified development standards.

REMARKS:

This concept plan is associated with the zoning case for Agenda Item No. 5B and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future day-care facility, commercial development, and related site improvements. The concept plan complies with the zoning district area regulations as requested by the zoning case.

RECOMMENDATION:

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

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^h 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.

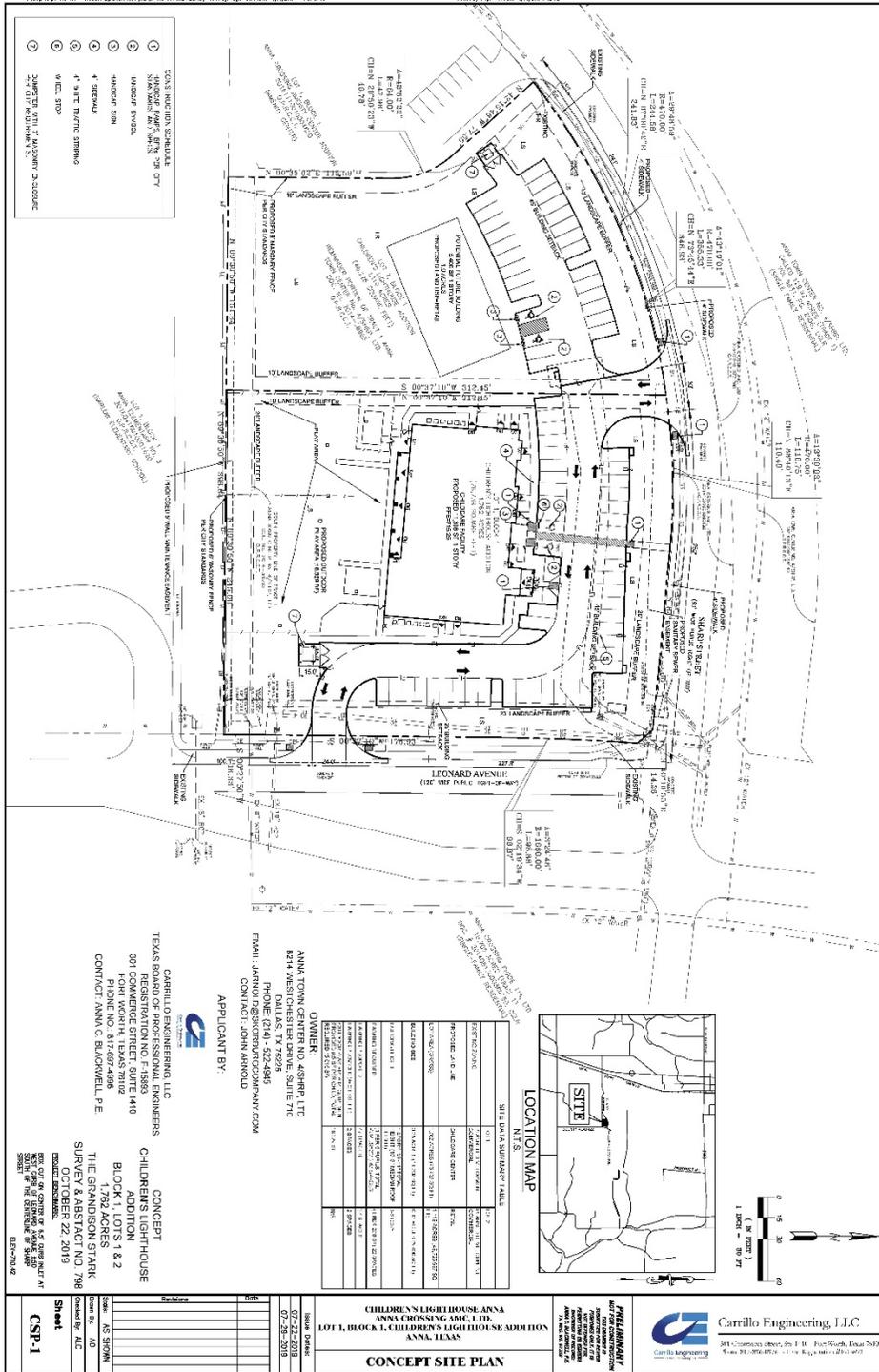
1.02 Landscaping

- 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





**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, December 2, 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:

See letter I submitted last month about traffic issues, noise and light flooding backyards

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.

TONY LAURIEUX
Name (Please Print)

[Signature]
Signature

1010 Sharp St.
Address

11/27/19
Date

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

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).

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Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

WOULD RATHER SEE A CHILD CARE BUSINESS
INSTEAD OF TOWNHOMES/APARTMENTS
HOWEVER THE UNCERTAINTY OF PD-C-1
LEAVES ME OPPOSED TO REQUEST.

(Signature)

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.

KEVIN BICKHAM
Name (Please Print)


Signature

1240 TIANA ST. ANNA, TX 75409
Address

11-4-2019
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

NOV 28 2019

**NOTICE OF PUBLIC HEARING FOR
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Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

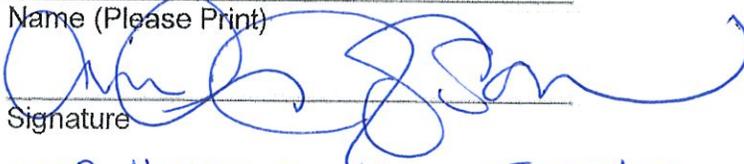
This Area would be better served by Homes
OR an amenity center here.

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.

Amber Johnson

Name (Please Print)



Signature

412 Haven Dr Anna, Tx 75409

Address

11/1/19

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



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Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

SEE ATTACHED LETTER

To Whom It May Concern,

Obviously at the Anna Town Crossing's Town Hall meeting that was held a couple of months ago, the developer did not hear **everyone objection** to changing the zoning for the 2.9 acres at the Leonard Ave and Sharp Street. According to the developer, he was going to take in everyone concerns and make a decision on if the developer should sell the property so that a day care and potential doctor's office could be built on this property. There where may home owners from Anna Town Crossing at this meeting, and not one person gave their approval to go ahead with this proposed zoning change.

Every home owner in Anna Town Crossing was told that all commercial buildings are going to be located in the front portion of the property, (located near Highway 5), and all residential property would be located at the back part of the property. That's one of the main reasons we purchased our home here as did other Anna Town Crossing residents.

Now the developer wants to sell this piece of property so that a day care facility and doctors office could be built on this property.

The traffic that comes through this section of Anna Town Square is crazy in the morning and late afternoon because of the drop off and pick up of children at the element school. In the morning the traffic starts at 6 am and continues to a little after 8 am. In the afternoon, the cars line up on Leonard Ave and onto Sharp Street waiting to pick their children up. Trying to get into and out of Anna Town Square at these time is rather a pain because of this additional school traffic.

Now that sections three and four of the Anna Town Square development are starting to have families move into these sections, it is also adding additional daily traffic in the Leonard/Sharp street areas. Across the street from the proposed zoning area change is phase 5 of Anna Town Square. There looks to be almost around 90 additional homes that are going to be built in this section. That could easily add between 90 and 180 additional vehicles in the traffic flow on Leonard/Sharp Street.

If the day care facility is built, the day care can accommodate 235 children. There is another potential 235 vehicles that will be added to the already crowded roads inside Anna Town Square.

My wife and I live across the street from the proposed zoning chance property, on the corner of Sharp Street and Leonard Ave. It's bad enough that the element school parking lights flood our back yard the entire night. Do you know the parking lights are turned on a little after 5pm and stay lit until around 8 am, through the year? Now if the day care and doctor's offices are built on this piece of property the parking lights from this property will now add to the light pollution from the element school that is flooding our house.

This 2.9 acres sits next to the community center/pool. Who would want to spend time at the community center/pool and have to deal with the noise and traffic coming and going throughout the day from the day care center and the doctor's office.

My wife has been selling real estate for over twenty years, and we are concerned that our property values will go down because our house will be next to these businesses. The developer can tell us all he wants to that by having a business like the day care center will improve the value of our homes, but he is blowing smoke.

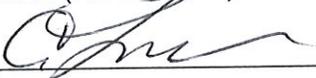
What should be done with the property is to have it turn into a park. This would be a great addition to the community center/pool. Also, the existing park that is located off Sharp Street, is slowly shrinking because additional houses are being built on the property surrounding the park. Having this 2.9 acres turned into a park would be very beneficial to the community.

Thank you,
Laura and Anthony Laurienti
1010 Sharp Street.
Anna, TX

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.

Anthony Laurenti
Name (Please Print)


Signature

1010 Sharp St.
Address

11/4/19
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

NOV 29 2019

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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

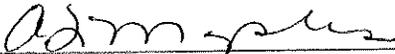
Comments:

I only approve to have townhomes or single family homes in this zone. I do not approve children's dayhouse.

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.

ANITA L MAPLES
Name (Please Print)


Signature

636 BROCK DRIVE - ANNA
Address

10-30-2019
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

OPINION / SPEAKER REGISTRATION FORM

Welcome to the Planning and Zoning meeting. Your presence and participation are appreciated. You may make your opinion known on an issue and/or register to speak to the Chairman and Commission Members. Please turn this form in at the staff table to be forwarded to the Chairman. Please step to the podium as soon as you are recognized by the Chairman and state your name and address before beginning your presentation. If you have written notes or other material you wish to present to the Chairman and Commission, please furnish an extra copy for the official files.

Name: Carolyn Munoz

Address: 512 Haverly Dr

City / State / Zip: Anna, TX 75409

Telephone Number (s): 972-836-2198

Regarding Agenda Item No. _____ P & Z Meeting Date: _____

Subject:

() For Against

Comments: (Use back if necessary)

I do not want commercial property placed inside or neighborhood. I feel this would be bringing in more traffic. What I would like to see is a facility for the citizens of ATS. We were promised another pool etc. Not commercial!!

Our HOA dues need to benefit us the Residents

() I wish to address the Chairman and Commission Members.

(PLEASE LIMIT COMMENTS TO 3 MINUTES)

() I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

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Name: SCOTT G INTRIZERI

Address: 611 HAVEN DR.

City / State / Zip: ANNA, TX 75409

Telephone Number (s): 708-421-2559

Regarding Agenda Item No. 7 A+B P & Z Meeting Date: 11/4/19

Subject:

() For (X) Against

Comments: (Use back if necessary)

I AM NOT FOR HAVING THE ACRES TURNING COMMERCIAL. THE DATA IS OUT OF DATE FOR THE GROWING POPULATION OF ANNA. ALSO TO HAVE A COMMERCIAL LOT IN THE MIDDLE OF THE NEIGHBORHOOD AND MORE IMPORTANTLY NEXT TO THE COMMUNITY POOL AND ELEMENTARY SCHOOL IN MY OPINION IS NOT SAFE.

(X) I wish to address the Chairman and Commission Members. (PLEASE LIMIT COMMENTS TO 3 MINUTES)

() I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

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Name: Karla Beaty

Address: 2213 Nuehoff Dr.

City / State / Zip: Anna, TX 75409

Telephone Number (s): (909) 518-0846

Regarding Agenda Item No. 7A & 7B P & Z Meeting Date: 11/4/19

Subject:

For

Against

Comments: (Use back if necessary)

Concerns:

- Traffic

- Noise

- Structure aesthetics fitting with the community architecture.

I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)

I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

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Name: Neal Beatty

Address: 2213 Nuehoff Drive

City / State / Zip: Anna, TX 75409

Telephone Number (s): (909) 660-1270

Regarding Agenda Item No. 7 P & Z Meeting Date: 11/4/19

Subject:

For Against

Comments: (Use back if necessary)

I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)

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Name: Resa Gilmore

Address: 2114 Evelyn Cir

City / State / Zip: Anna TX 75409

Telephone Number (s): 214-534-5238

Regarding Agenda Item No. 7 P & Z Meeting Date: 11/4/19

Subject:

() For Against

Comments: (Use back if necessary)

I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)

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Name: Robert & Yolanda Sweetnam

Address: 2105 Nuehoff Drive

City / State / Zip: Anna, TX 75409

Telephone Number (s): (972) 916-8237

Regarding Agenda Item No. 7 P & Z Meeting Date: 11/4/19

Subject:

() For

(*) Against

Comments: (Use back if necessary)

(*) I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)

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Name: Jusan Marchand

Address: 639 Brook

City / State / Zip: Anna TX 75409

Telephone Number (s): 469 450 7241

Regarding Agenda Item No. 7A+B P & Z Meeting Date: 11-4-2019

Subject: Rezoning to Commercial

() For (X) Against

Comments: (Use back if necessary)

original Do not want commercial anywhere along the designated housing.

Needs to build own something for home owners. i.e. Park, Club house, gym, etc

(X) I wish to address the Chairman and Commission Members. (PLEASE LIMIT COMMENTS TO 3 MINUTES)

() I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

OPINION / SPEAKER REGISTRATION FORM

Welcome to the Planning and Zoning meeting. Your presence and participation are appreciated. You may make your opinion known on an issue and/or register to speak to the Chairman and Commission Members. Please turn this form in at the staff table to be forwarded to the Chairman. Please step to the podium as soon as you are recognized by the Chairman and state your name and address before beginning your presentation. If you have written notes or other material you wish to present to the Chairman and Commission, please furnish an extra copy for the official files.

Name: Asnley Mendiola-Smith

Address: 5330 Haven Dr.

City / State / Zip: Anna, TX 75409

Telephone Number (s): 214-957-5603

Regarding Agenda Item No. TAFB P & Z Meeting Date: 11/4/18

Subject:

For Against

Comments: (Use back if necessary)

Here as Anna Town Square Social
Chair. Wish to talk about adding
the Daycare and how it would be a
great addition.

- I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)
- I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

OPINION / SPEAKER REGISTRATION FORM

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Name: BRUCE NORWOOD

Address: 1133 ELIZABETH ST

City / State / Zip: ANNA, TX 75409

Telephone Number (s): 214-546-6736

Regarding Agenda Item No. 7 P & Z Meeting Date: 11/4/15

Subject:

For

Against

Comments: (Use back if necessary)

I wish to address the Chairman and Commission Members.

(PLEASE LIMIT COMMENTS TO 3 MINUTES)

I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

OPINION / SPEAKER REGISTRATION FORM

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Name: Georgette King

Address: 2423 Thayne Dr.

City / State / Zip: Anna, TX 75409

Telephone Number (s): 469.667.2791

Regarding Agenda Item No. 7(a+b) P & Z Meeting Date: 11/4/19

Subject:

For Against

Comments: (Use back if necessary)

Traffic limited to Monday Friday
Daycare proximity to elementary school

I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)
 I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

OPINION / SPEAKER REGISTRATION FORM

Welcome to the Planning and Zoning meeting. Your presence and participation are appreciated. You may make your opinion known on an issue and/or register to speak to the Chairman and Commission Members. Please turn this form in at the staff table to be forwarded to the Chairman. Please step to the podium as soon as you are recognized by the Chairman and state your name and address before beginning your presentation. If you have written notes or other material you wish to present to the Chairman and Commission, please furnish an extra copy for the official files.

Name: WAYNE MARCHAND

Address: 639 BROOK DR,

City / State / Zip: ANNA TX 75409

Telephone Number (s): 4694507248

Regarding Agenda Item No. 7 P & Z Meeting Date: 11-04-19

Subject:

() For Against

Comments: (Use back if necessary)

TO MUCH TRAFFIC WITH DAYSCCHOOL
STREET NOT LARGE ENOUGH TO
ACCOMMODATE ALL THE EXTRA PEOPLE

() I wish to address the Chairman and Commission Members.
(PLEASE LIMIT COMMENTS TO 3 MINUTES)

I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

OPINION / SPEAKER REGISTRATION FORM

Welcome to the Planning and Zoning meeting. Your presence and participation are appreciated. You may make your opinion known on an issue and/or register to speak to the Chairman and Commission Members. Please turn this form in at the staff table to be forwarded to the Chairman. Please step to the podium as soon as you are recognized by the Chairman and state your name and address before beginning your presentation. If you have written notes or other material you wish to present to the Chairman and Commission, please furnish an extra copy for the official files.

Name: John + Donna Kizlyk

Address:

City / State / Zip: 607 Haven Dr. , Anna TX

Telephone Number (s): 469-222-6031

Regarding Agenda Item No. 7 P & Z Meeting Date: 11-4-19

Subject:

() For Against

Comments: (Use back if necessary)

We do not feel this is an appropriate location for commercial of any kind, and should remain zoned residential. This location is in the middle of the community and will create undue noise and traffic. It is too close to homes and our neighborhood swimming pool. Streets are undersized for commercial use.

() I wish to address the Chairman and Commission Members.

(PLEASE LIMIT COMMENTS TO 3 MINUTES)

I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.

OPINION / SPEAKER REGISTRATION FORM

Welcome to the Planning and Zoning meeting. Your presence and participation are appreciated. You may make your opinion known on an issue and/or register to speak to the Chairman and Commission Members. Please turn this form in at the staff table to be forwarded to the Chairman. Please step to the podium as soon as you are recognized by the Chairman and state your name and address before beginning your presentation. If you have written notes or other material you wish to present to the Chairman and Commission, please furnish an extra copy for the official files.

Name: TRAVIS Strong

Address: 2114 Nuehoff Dr

City / State / Zip: Anna Tx 75405

Telephone Number (s): 903 505 101

Regarding Agenda Item No. 7 A+B P & Z Meeting Date: 11/4/19

Subject:

() For

Against

Comments: (Use back if necessary)

By allowing this building site to become commercial I feel it will impact the area in a negative way. ~~PLEASE~~ SAFETY is the biggest concern by having this school in place would cause more concerns with all the children attempting to go to school not just now but after the middle school will increase traffic load we only have 2 access to get into and out of our community. Adding more traffic will also cause safety issues for everyone driving

() I wish to address the Chairman and Commission Members.

(PLEASE LIMIT COMMENTS TO 3 MINUTES)

I do not wish to address the Chairman and Commission Members, but do wish to register my opinion.



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:

The community could have a traffic issue on connecting streets and entrance to community. There is no light (traffic) and with the additional planned development of homes it could be a hazyard! There is additional outside traffic now with the schools. Please consider promises made by developer to have that area residential

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.

Terry Ronning
Name (Please Print)

Terry Ronning
Signature

2101 Ruehoff Dr.
Address

11/12/19
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



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.

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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

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

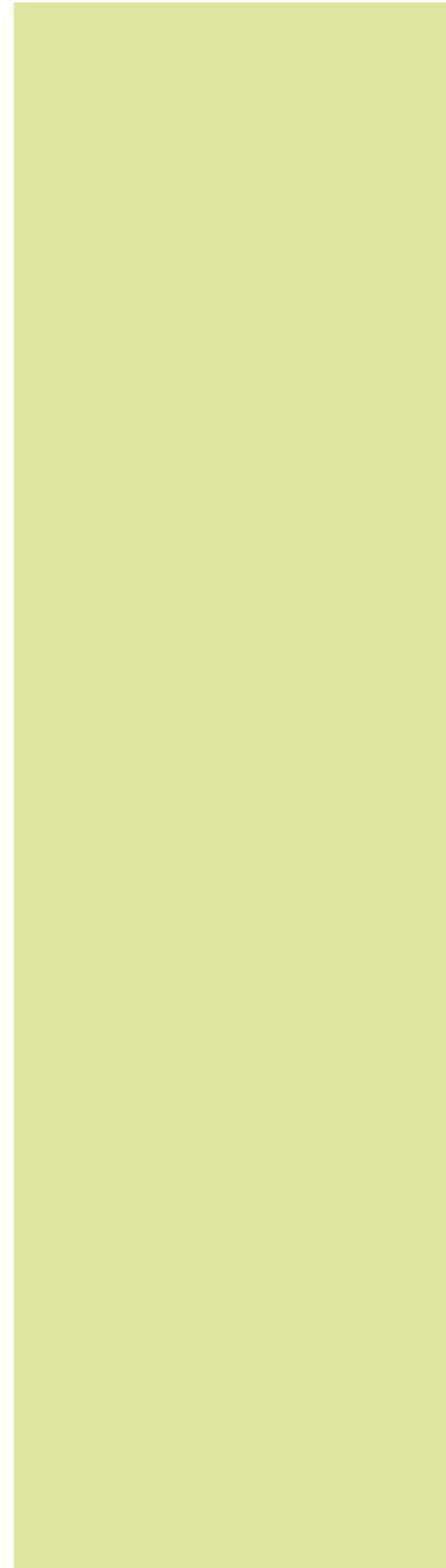
8214 Westchester Drive, Ste 300, Dallas, TX 75225
Address

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



TRAFFIC STUDY



Traffic Study



- Traffic Impact Analysis was prepared and accepted by the City in April 2018
- Leonard Avenue has just been widened to a 4-lane divided (soon to be opened) – speed limit is 30 miles per hour
- Sharp Street is now a 37' wide 2-lane undivided road in front of the site – speed limit is 30 miles per hour

Traffic Study



Traffic Counts at Intersection of Sharp and Leonard:

- Existing Conditions (Morning Peak = 369; Afternoon Peak = 113)
- Build-Out Conditions Year 2023 (Morning Peak = 555; Afternoon Peak = 179)
- From Children's Lighthouse (Morning Peak = 25; Afternoon Peak = 25)

Traffic from Children's Lighthouse Represents only:

6.3% of Morning Peak and **18.1%** of Afternoon Peak in **Existing** Conditions
and

4.3% of Morning Peak and **12.3%** of Afternoon Peak in **Build-Out** Conditions

Children's Lighthouse

Family Owned, Founded and Headquartered in Fort Worth, Texas



Traffic Pattern per Time of Day

Note: Your PM vendor will require the below information when working with local government authorities for parking approvals.

CHILDRENS LIGHTHOUSE typical traffic pattern for arrival and departure at childcare center for a 11,308 sq. ft. building.

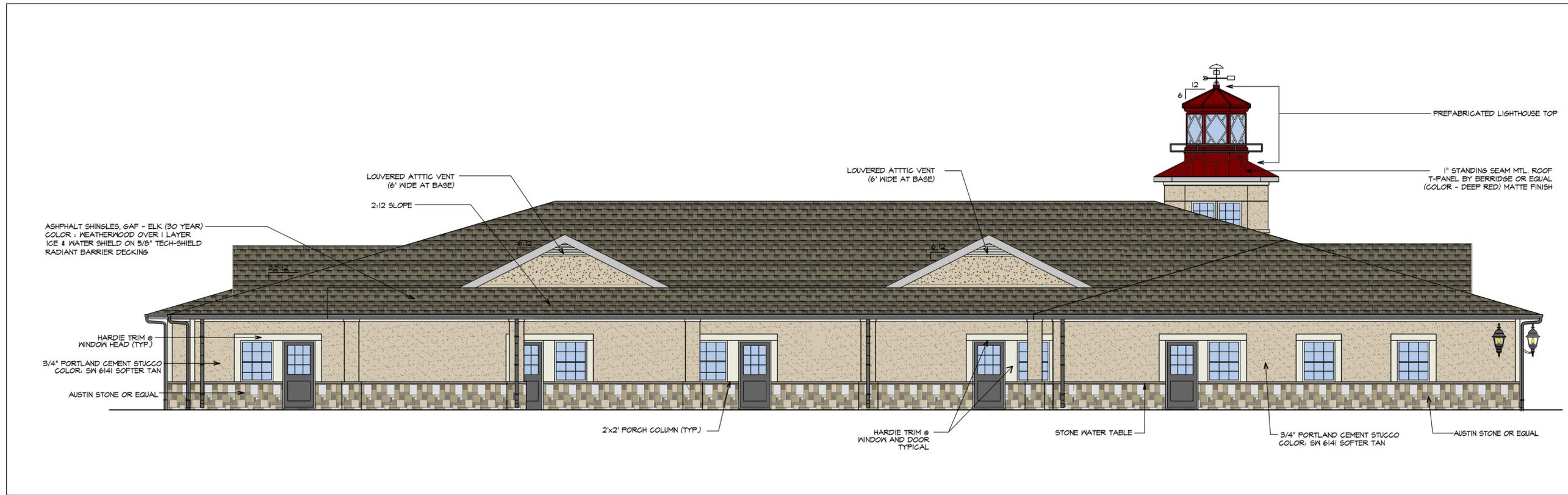
Time Period	# of Parking Slots Used by Teachers@ Times Listed	# of Parking Slots Used by Parents@ Times Listed	Total # of parking slots being used @ times listed
(@ 15 minutes)			
6:15 –	3	3	6
6:30 –		5	8
6:45 –		10	13
7:00 –	5	25	30
7:15 –	9	16	25
7:30 –	13	14	27
7:45 –	16	15	31
8:00 –	19	15	34
8:15 –	20	15	35
8:30 –	21	13	34
8:45 –	21	10	31
9:00 –	22	10	32
9:15 –	22	5	27
9:30 –	22	3	25
9:45 –	22	1	23
(@ 30 minutes)			
10:00 –	22	1	23
10:30 –	22	2	24
11:00 –	23	5	28
11:30 –	23	1	24
12:00 –	23 (2 arrive 2 leave)	6 – 6 leave	29
12:30 –	19 (4 leave for	0	19
1:00 – 1:30pm	19	0	19
1:30 – 2:00pm	19 (2 arrive 2 leave)	0	19
2:00 – 2:30pm	19	5	24
2:30 – 3:00pm	25	6	31
3:00 – 3:30pm	26	8	34
3:30 – 4:00pm	26	8	34
(@ 15 minutes)			
4:00 – 4:15pm	26	8	34
4:15 – 4:30pm	25	10	35
4:30 – 4:45pm	25	10	35
4:45 – 5:00pm	23	12	35
5:00 – 5:15pm	22	10	32
5:15 – 5:30pm	18	17	35
5:30 – 5:45pm	16	19	35
5:45 – 6:00pm	13	20	33
6:00 – 6:15pm	10	25	35
6:15 – 6:30pm	8	25	33
6:30	5	21	26

During departure parents may spend an average of 7 to 10 minutes gathering their children's belongings to leave the center. The children and the staff would occupy a maximum of 42 parking spaces at any one time.

Current Zoning

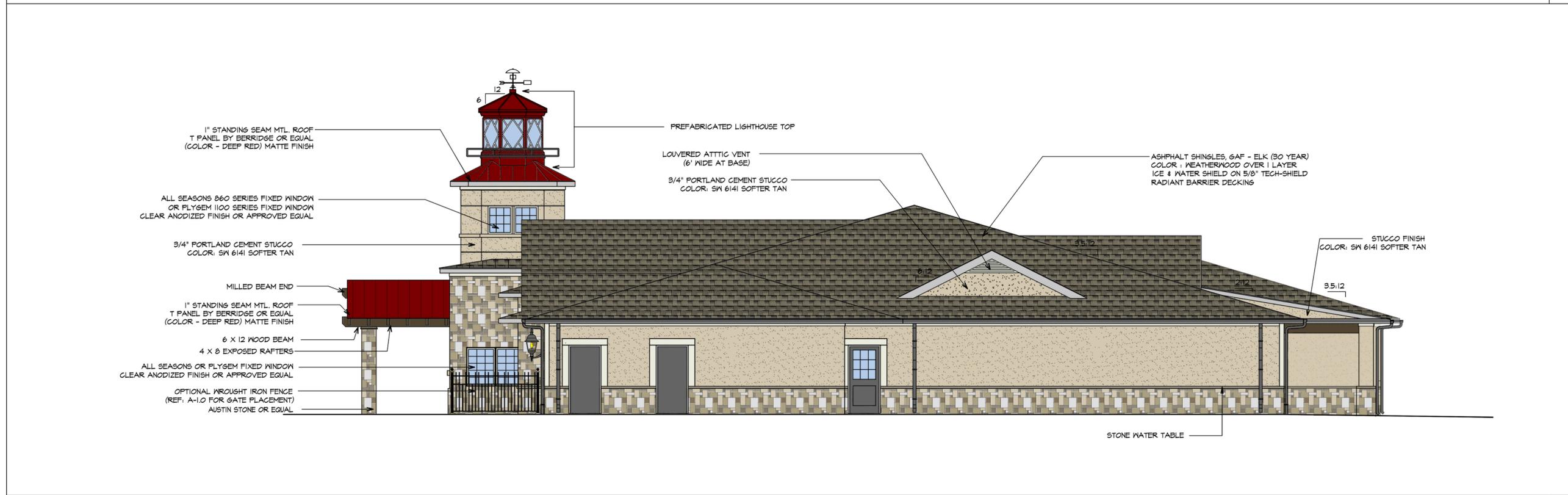


- Current Zoning on the eastern portion of the land is Zoned District C (Single Family Transition Zone) and would allow for 5.25 homes per acre.
- Current Zoning on the western portion of the land is Zoned District D (Town Center Town House Zone) and would allow for 12 Town Houses per acre with a max height of two and half stories (35 ft).



NORTH ELEVATION

1



EAST ELEVATION

2

PREFABRICATED LIGHTHOUSE TOP
 120 MPH WIND LOAD
 BY A/G GLASS & MIRROR, INC.
 CONTACT : DAN QUANBECK OR KRISTAN
 PH. NO. - (503) 378-0863

NOTE: MANUFACTURER NEEDS TO ENSURE WINDOWS ARE SEALED EFFECTIVELY TO PREVENT AIR FROM LEAKING IN OR OUT.

NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK. THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

- NOTES:**
1. PROVIDE AUSTIN STONE OR EQUAL AS DIRECTED BY CHILDREN'S LIGHTHOUSE. CONTRACTOR SHALL ADJUST DETAILS ACCORDING TO THE SIZE OF STONE USED.
 2. CHECK TO SEE IF WINDOWS (IF ANY) ARE TO BE COVERED WITH REFLECTIVE BLACK-OUT FILM TO BE SELECTED BY OWNER.
 3. PROVIDE EXTERIOR LIGHTING AT ENTRY AS SEAGULL LIGHTING ITEM 842T-ISE SINGLE LIGHT PIEDMONT FLUORESCENT WALL LANTERN www.seagulllighting.com WALL LANTERNS OUTDOOR LIGHTING PG. 23
 4. STANDING SEAM METAL ROOF OPTION - ALL GABLES, EAVES, GUTTERS, RIDGE ROWS, TRANSITIONS, TRANSITION TRIM AND VALLEY FLASHING TO BE FROM SAME MANUFACTURER. COLOR TO BE NEUTRAL AND SUBMITTED TO FRANCHISE HEADQUARTERS FOR APPROVAL.
 5. CONTRACTOR WILL PROVIDE ROOFING VENTILATION OPTIONS. CHILDREN'S LIGHTHOUSE FRANCHISE IS TO APPROVE SELECTION.
 6. STUCCO COLOR: SHERWIN WILLIAMS: SW 6141 SOFTER TAN

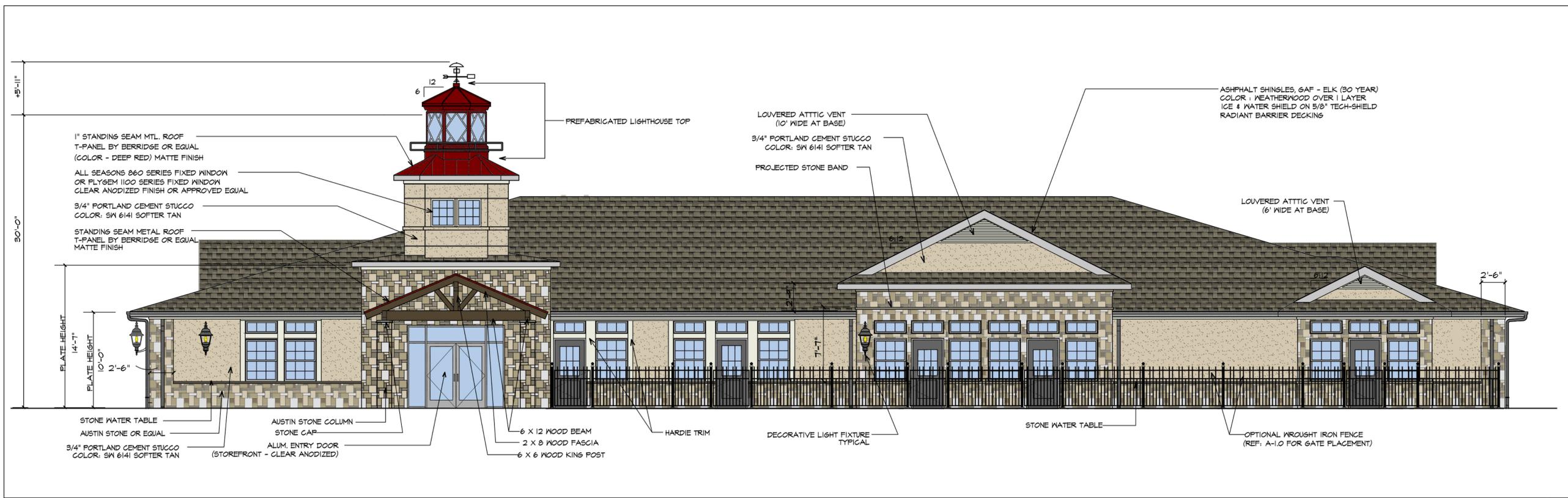
DRAWN BY: K.R.G.
 CHECKED BY: R.P.G.
 DATE: 08.27.2019
 ISSUED FOR PERMIT:
 ISSUE FOR PRICING:
 ISSUE FOR CONSTRUCTION:
 REVISIONS:

R P G A
 DESIGN GROUP, INC.
 Architecture Space Planning Interiors
 101 S. Jarridge Ave., Suite 100 Fort Worth, Texas 76104 817.352.6477 Fax 817.352.6477 Memo 872.446.4205

CHILDREN'S LIGHTHOUSE
 ANNA, TEXAS
 SHARP STREET



08.27.2019
 SHEET DESCRIPTION
EXTERIOR ELEVATIONS
 SHEET NO.
A-4.1



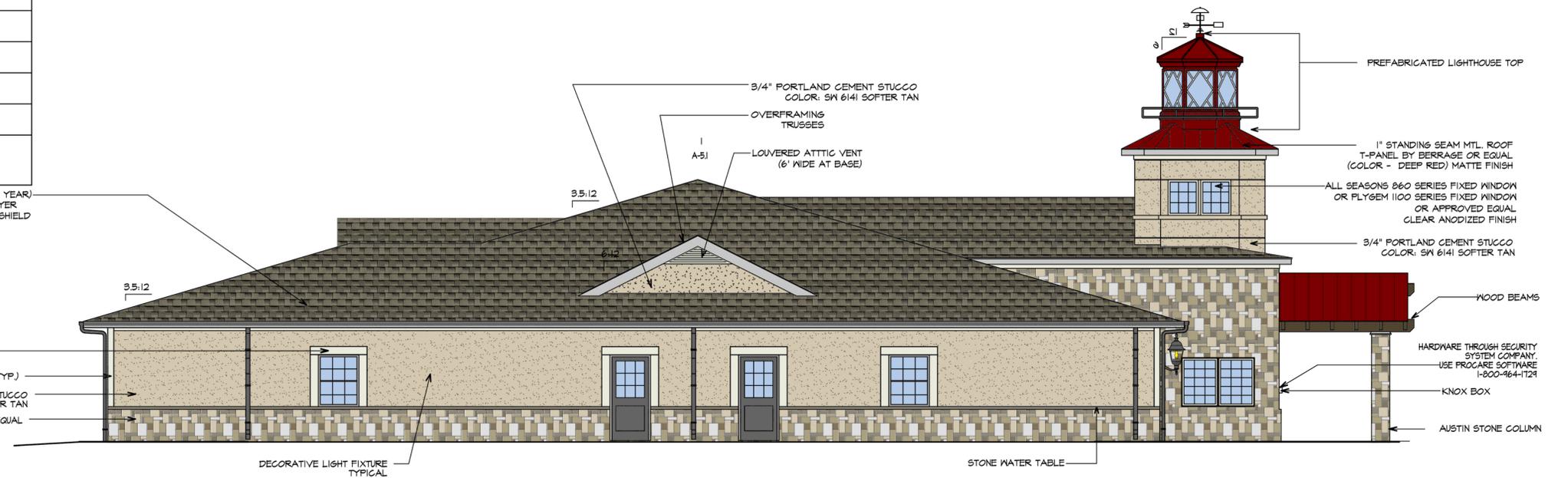
SOUTH ELEVATION

SCALE: 3/16"=1'-0" 1

BUILDING MATERIAL TABLE BY S.F./ %		
ELEVATION	STONE (S.F./ %)	STUCCO (S.F./ %)
SOUTH ELEV.	637 S.F./ 65%	349 S.F./ 35%
NORTH ELEV.	328 S.F./ 31%	718 S.F./ 69%
EAST ELEV.	296 S.F./ 53%	266 S.F./ 47%
WEST ELEV.	352 S.F./ 41%	499 S.F./ 59%
TOTAL BUILDING S.F./%	1613 S.F./ 47%	1832 S.F./ 53%

ASPHALT SHINGLES, GAF - ELK (30 YEAR)
 COLOR: WEATHERWOOD OVER 1 LAYER
 ICE & WATER SHIELD ON 5/8" TECH-SHIELD
 RADIANT BARRIER DECKING

HARDIE TRIM @ WINDOW HEAD (TYP.)
 HARDIE TRIM @ CORNER (TYP.)
 3/4" PORTLAND CEMENT STUCCO
 COLOR: SW 6141 SOFTER TAN
 AUSTIN STONE OR EQUAL



WEST ELEVATION

SCALE: 3/16"=1'-0" 2

PREFABRICATED LIGHTHOUSE TOP
 120 MPH WIND LOAD
 BY A/G GLASS & MIRROR, INC.
 CONTACT: DAN QUANBECK OR KRISTAN
 PH. NO. - (503) 378-0863
 NOTE: MANUFACTURER NEEDS TO ENSURE
 WINDOWS ARE SEALED EFFECTIVELY
 TO PREVENT AIR FROM LEAKING IN OR OUT.

NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE
 TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK.
 THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

NOTES:
 1. PROVIDE AUSTIN STONE OR EQUAL
 AS DIRECTED BY CHILDREN'S LIGHTHOUSE. CONTRACTOR SHALL
 ADJUST DETAILS ACCORDING TO THE SIZE OF STONE USED.
 2. CHECK TO SEE IF WINDOWS (IF ANY) ARE TO BE COVERED WITH
 REFLECTIVE BLACK-OUT FILM TO BE SELECTED BY OWNER.
 3. PROVIDE EXTERIOR LIGHTING AT ENTRY AS SEASULL LIGHTING
 ITEM 8427-15E SINGLE LIGHT FIEDMONT FLOURESCENT
 WALL LANTERN
 www.seasullighting.com
 WALL LANTERNS OUTDOOR LIGHTING PG. 25

4. STANDING SEAM METAL ROOF OPTION - ALL GABLES, EAVES,
 GUTTERS, RIDGE ROVS, TRANSITIONS, TRANSITION TRIM AND
 VALLEY FLASHING TO BE FROM SAME MANUFACTURER.
 COLOR TO BE NEUTRAL AND SUBMITTED TO FRANCHISE
 HEADQUARTERS FOR APPROVAL.
 5. CONTRACTOR WILL PROVIDE ROOFING VENTILATION OPTIONS.
 CHILDREN'S LIGHTHOUSE FRANCHISE IS TO APPROVE SELECTION.
 6. STUCCO COLOR: SHERWIN WILLIAMS: SW 6141 SOFTER TAN

DRAWN BY: **K.R.G.**
 CHECKED BY: **R.P.G.**
 DATE: **06.27.2019**
 ISSUED FOR PERMIT:
 ISSUE FOR PRICING:
 ISSUE FOR CONSTRUCTION:
 REVISIONS:

R P G A
DESIGN GROUP, INC.
 Architecture Space Planning Interiors

CHILDREN'S LIGHTHOUSE
 ANNA, TEXAS
 SHARP STREET



06.27.2019
 SHEET DESCRIPTION
EXTERIOR ELEVATIONS
 SHEET NO.
A-4.0

101 S. Heritage Ave., Suite 100 Fort Worth, Texas 76104 817.332.0477 Fax 817.332.0487 Memo 972.446.6426



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

A) Conduct a public hearing to consider public comments on a request to rezone 223.0± acres located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway **from** Single-Family Residential - Large Lot (SF-E) **to** Planned Development-Single-Family Residence-60/Restricted Commercial District (PD-SF-60/C-1) with modified development standards. **Applicant: Bloomfield Homes**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 223.0± acres from SF-E to PD-SF-60/C-1 with modified development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Waterview, Block A, Lot 1, associated with the rezoning request.

SUMMARY:

The applicant is requesting to rezone the subject property to allow for a single-family residential development with modified development standards that may include nonresidential development. For additional information please refer to the attached staff report.

A concept plan, Meadow Vista, accompanies this request as Agenda Item 6C.

STAFF RECOMMENDATION:

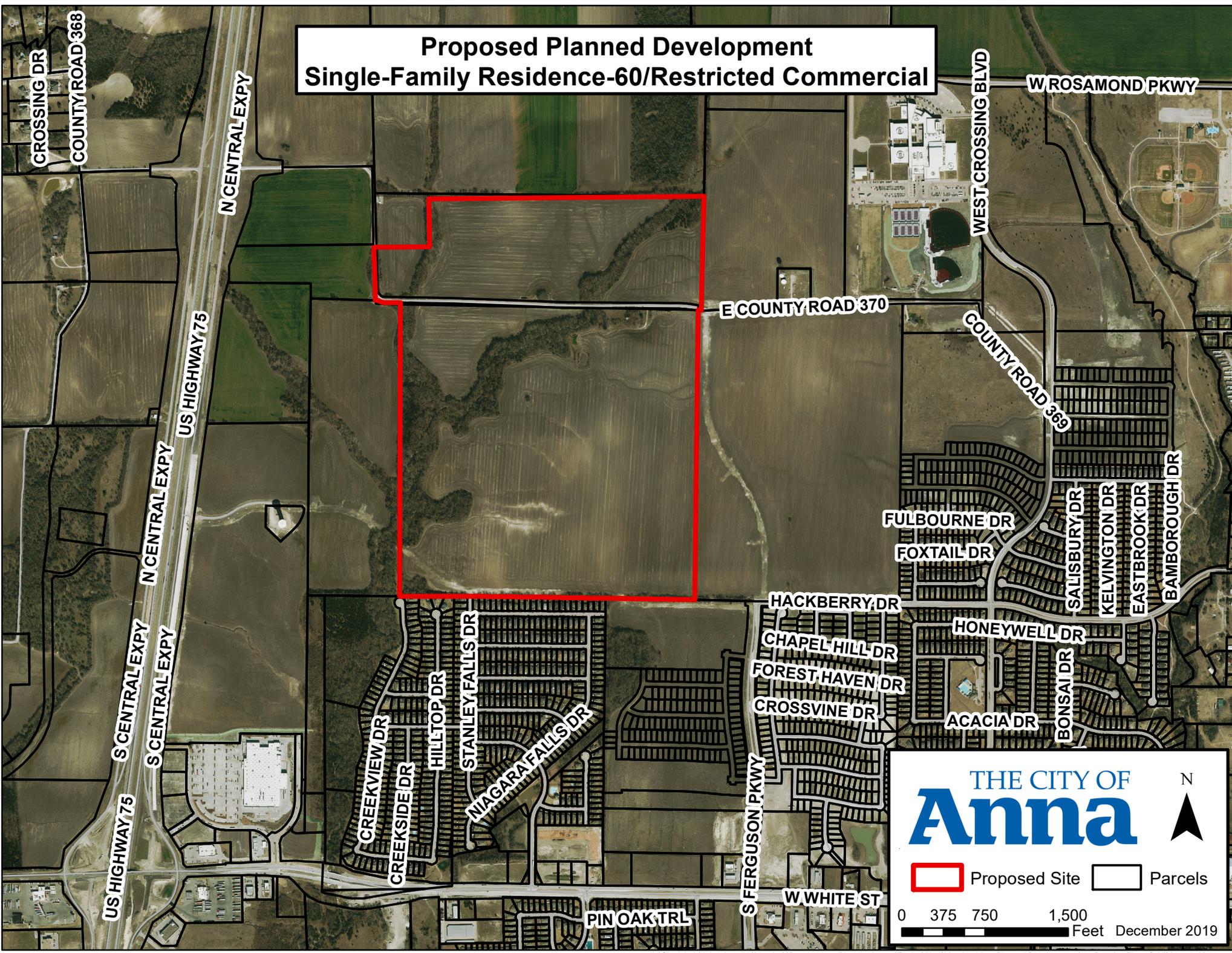
Recommended for approval subject to the recommendation contained within staffs report.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	11/26/2019	Exhibit

Staff report - Zoning request	11/27/2019	Staff Report
Staff Report - Concept Plan	11/26/2019	Staff Report
Ordinance - Meadow Vista	11/27/2019	Ordinance
Concept Plan - Meadow Vista	11/27/2019	Staff Report

Proposed Planned Development Single-Family Residence-60/Restricted Commercial



THE CITY OF
Anna

Proposed Site Parcels

0 375 750 1,500
Feet December 2019

CITY OF ANNA

PLANNING & ZONING COMMISSION

December 2, 2019

Agenda Item No. 6B

Applicant: Bloomfield Homes

DESCRIPTION:

Request to rezone 223.0± acres located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway **from** Single-Family Residential - Large Lot **to** Planned Development-Single-Family Residence-60/Restricted Commercial District.

REMARKS:

The applicant is requesting to rezone the subject property to Planned Development-Single-Family Residence-60/Restricted Commercial District (PD-SF-60/C-1) to allow for a single-family residential development with modified development standards which may include a nonresidential component. A PD district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility. The SF-60 Single-Family Residential 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 C-1 district is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas, where retail or service establishments deal directly with customers. Businesses in the C-1 district should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

A concept plan, Meadow Vista, accompanies this request as Agenda Item 6C.

Surrounding Land Use and Zoning

North	Vacant land zone Agricultural
East	Across future Ferguson Parkway vacant land zoned Agricultural and vacant land zoned PD-SF-72 Single-Family Residence. At the southeastern portion of the tract vacant land zoned PD-NC Neighborhood Convenience
South	Across future Hackberry Drive vacant land zoned PD-SF-72, and two existing residential subdivisions (The Falls and Creekside) zoned PD-R-1.
West	Vacant tract zoned PD-C-1 Restricted Commercial and vacant tracts zoned SF-E Single-Family Residential – Large Lot

Proposed Planned Development Stipulations

The requested zoning is PD-SF-60/C-1. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for a single-family residential subdivision with a nonresidential component.

Design Standards - The language in the proposed PD district would allow for a single-family residential development with modified area regulations and nonresidential that would be limited to the northwest portion of the zoning request.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 3: Preserved some natural areas/open space through the community.
- b. Principle 5: Great Housing Opportunities.
 - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, “ranchette”, apartments, mixed-use development.
 - ii. Safe, well-design, well-maintained multi-family and single-family rental housing.

City of Anna Goals for 2024

- a. Goal 2: Sustainable Anna Community Through Planned, Managed Growth.
 - i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City’s architectural standards.

- ii. Develop City infrastructure to support a growing community.
- iii. Having a range of housing choice available in Anna.

Future Land Use Plan - The Future Land Use Plan identifies four land use designations within the subject property. Single Family (yellow) Parks (green), and medium density (orange), and Commercial (red). The proposed zoning request is in conformance with the Future Lane use Plan.



Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

ISSUES:

Residential Form.

The applicant has indicated the zoning request is a continuation of the established subdivisions to the south with the exception of the minimum lot depth which has been increased to allow for a larger building pad site.

Below is a comparison between the proposed area regulations and the existing subdivisions regulations

	<i>PD-SF-60</i>	<i>The Falls & Creekside</i>	<i>SF-60</i>
<i>Min. front yard</i>	20 ft.	20 ft.	25 ft.
<i>Min. side yard</i>	5 ft. / 15 ft. corner	5 ft. / 10 ft. corner	10 ft. / 15 ft. corner
<i>Min. rear</i>	15 ft. adjacent to collector R.O.W. / 10 ft. elsewhere	15 ft.	25 ft.
<i>Min. lot area</i>	5,500 sq. ft. / 6,600 sq. ft. average	6,000 sq. ft.	6.000 sq. ft.
<i>Min. lot width</i>	50 ft.	50 ft.	50 ft.

<i>Min. lot depth</i>	120 ft. adjacent to collector R.O.W. / 110 ft. elsewhere	90 ft.	120 ft.
<i>Min. building size</i>	1,500 sq. ft.	1,200 sq. ft.	1,600 sq. ft.
<i>Max. lot coverage</i>	60%	50%	45%

SUMMARY:

The applicant is requesting to rezone 223.0± acres to allow for the development of a SF-60 single-family residential subdivision with modified standards. As part of the request the applicant is reserving an area that can be built either to C-1 Restricted Commercial district standards or modified SF-60 standards that is shown on the companion Concept Plan. The request is in conformance with the future land use plan and elements of the City of Anna Strategic Plan due to diversifying housing stock, preserving and enhancing natural areas with a trail system, meeting masonry building material requirements, and extending two significant collector roadways. For these reasons, staff is in support of the rezoning request.

RECOMMENDATION:

Recommended for approval as follows:

The permitted uses and standards shall be in conformance with the SF-60 Single-Family Residence District and C-1 Restricted Commercial District, unless otherwise specified herein.

1. SF-60 Residential Zoning District Area Regulations:
 - a. Side Yard, Interior: 5 feet.
 - b. Rear yard:
 - i. 20 feet - lots backing to either a minor or major collector, to include the minimum 15 feet-wide landscape tract adjacent to a major collector.
 - ii. 10 feet - all other lots
 - c. Front Yard: 20 feet with no additional encroachments.
 - d. Min. Lot Area: 5,500 sq. ft. / overall average 6,600 sq. ft.
 - e. Min. Lot Width: 50 feet / overall average 60 feet.
 - f. Min. Lot Depth:

- i. 120 feet - lots backing to either a minor or major collector, to include the minimum 15 feet-wide landscape tract adjacent to a major collector.
 - ii. 110 feet - all other lots.
 - g. Max. Lot Coverage: 60%
 - h. Building Size: min. 1,500 sq. ft.
- 2. Maximum total residential lots not to exceed 800.
- 3. Single-family development is restricted to a front-entry product.
- 4. Streets:
 - a. The maximum length of any block or street segment shall be 1,600 feet and the minimum length shall be 300 feet.
 - b. The street patterns depicted in the approved Concept Plan shall fulfill minimum curvilinear street requirement, either as a whole or by phase.
 - c. The Planned Development is responsible for construction of one-half of the divided roadway section of future Ferguson Parkway and one-half of the divided roadway of future Hackberry Drive to the extent located within or adjacent to the Planned Development.
- 5. Fencing: Fencing along the rear property boundary of any lot backing to natural drainage areas or creeks are restricted to wrought iron, tubular steel, or tubular aluminum and must be at least 50% open construction.
- 6. Amenities: Amenity center with swimming pool, restroom and changing area, an 8-foot wide concrete sidewalk/trail, and a trailhead with playground and park benches along with pet waste stations shall be provided in general conformance to the locations identified on the approved Concept Plan.
- 7. The area identified as "Mixed Use" on the approved Concept Plan may be developed entirely as either C-1 Restricted Commercial or SF-60 as amended by the PD.

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 2, 2019

Agenda Item No. 6C

Concept Plan: Meadow Vista

Applicant: Bloomfield Homes

DESCRIPTION:

Single-family residences and commercial on 223.0± acres located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway. Proposed zoning Planned Development-Single-Family Residence-60/Restricted Commercial District (PD-SF-60/C-1) with modified development standards.

REMARKS:

This concept plan is associated with the zoning case for Agenda Item No. 6B and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future single-family and commercial development, proposed rights-of-way, and related site improvements. The concept plan complies with the zoning district area regulations as requested by the zoning case.

RECOMMENDATION:

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

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway)

ORDINANCE NO. _____

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

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

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

WHEREAS, said Property generally located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway being rezoned from Single-Family Residential - Large Lot (SF-E) to Planned Development (PD) zoning; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit A from Single-Family Residential - Large Lot (SF-E) to Planned Development (PD) zoning. The Planned Development (PD) zoning regulations limit the permitted uses and development standards of the Property or any part thereof to those permitted in the SF-60 Single-Family Residence District and C-1 Restricted Commercial District, unless otherwise specified herein, as depicted in the Concept Plan on the attached Exhibit B.

A. Development Standards:

1. SF-60 Residential Zoning District Area Regulations:

- a. Side Yard, Interior: 5 feet.
- b. Rear yard:
 - i. 20 feet - lots backing to either a minor or major collector, to include the minimum 15 feet-wide landscape tract adjacent to a major collector.
 - ii. 10 feet - all other lots
- c. Front Yard: 20 feet with no additional encroachments.
- d. Min. Lot Area: 5,500 sq. ft. / overall average 6,600 sq. ft.
- e. Min. Lot Width: 50 feet / overall average 60 feet.
- f. Min. Lot Depth:
 - i. 120 feet - lots backing to either a minor or major collector, to include the minimum 15 feet-wide landscape tract adjacent to a major collector.
 - ii. 110 feet - all other lots.
- g. Max. Lot Coverage: 60%
- h. Building Size: min. 1,500 sq. ft.

2. Maximum total residential lots not to exceed 800.

3. Single-family development is restricted to a front-entry product.

4. Streets:

- a. The maximum length of any block or street segment shall be 1,600 feet and the minimum length shall be 300 feet.
- b. The street patterns depicted in the approved Concept Plan shall fulfill minimum curvilinear street requirement, either as a whole or by phase.
- c. The Planned Development is responsible for construction of one-half of the divided roadway section of future Ferguson Parkway and one-half of the divided roadway of future Hackberry Drive to the extent located within or adjacent to the Planned Development.

5. Fencing: Fencing along the rear property boundary of any lot backing to natural drainage areas or creeks are restricted to wrought iron, tubular steel, or tubular aluminum and must be at least 50% open construction.
 6. Amenities: Amenity center with swimming pool, restroom and changing area, an 8-foot wide concrete sidewalk/trail, and a trailhead with playground and park benches along with pet waste stations shall be provided in general conformance to the locations identified on the approved Concept Plan.
 7. The area identified as “Mixed Use” on the approved Concept Plan may be developed entirely as either C-1 Restricted Commercial or SF-60 Single-Family Residence District as amended by the PD.
- B. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- C. The Conceptual Development Plan will expire after two (2) years of approval.

Section 3. **Official Zoning Map**

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

Section 4. **Savings, Repealing and Severability Clauses**

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

Section 5. **Penalty**

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

Section 6. **Publication of the Caption and Effective Date**

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

PASSED by the City Council of the City of Anna, Texas this 10th day of December 2019.

ATTESTED:

APPROVED:

Carrie L. Smith, City Secretary

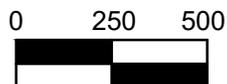
Nate Pike, Mayor

ZONING:
AG

ZONING:
SF-E

MIXED
USE

8' TRAIL



6' MASONRY
SCREENING WALL

COUNTY ROAD 370

ZONING:
PD 507-2010

FUTURE R.O.W.
(MINOR COLLECTOR)

TRAIL HEAD
WITH PLAY GROUND
& PAVILION

ZONING:
PD 506-2010

FUTURE FERGUSON PKWY
(MINOR COLLECTOR)

AMENITY
CENTER WITH
PLAYGROUND &
STORMWATER
DETENTION

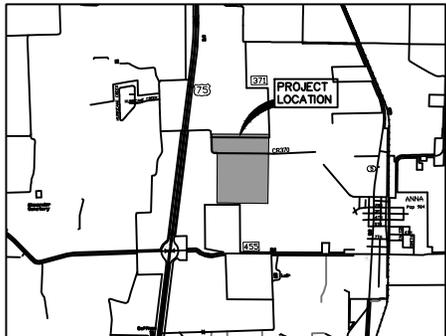
8' TRAIL/SIDEWALK

ZONING:
PD 2001-12

ZONING:
PD 2001-23

HACKBERRY DR.
(MINOR COLLECTOR)

6' MASONRY
SCREENING
WALL



VICINITY MAP
1" = 10,000'

CONCEPT PLAN

MEADOW VISTA BLOOMFIELD HOMES

NOVEMBER 2019

LJA Engineering, Inc.



6060 North Central Expressway
Suite 440
Dallas, Texas 75206

Phone 469.621.0710

FRN - F-1386

NOTE: CONCEPT PLAN IS GRAPHICAL REPRESENTATION AND IS SUBJECT TO CHANGE.

Date: 11/26/2019 10:02 AM User Name: Taylor, Freeman
Path: s:\vix-land\0077\300 support\1050-0077_0na tx tract_08-20-19_zoning concept plan.dwg



Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

A) Conduct a public hearing to consider public comments to rezone 20.8± acres located on the west side of State Highway 5, 1,420 feet south of West White Street **from** Agricultural District (AG) **to** Planned Development-Multiple-Family Residential - High Density (PD-MF-2) with modified development standards. **Applicant: Anna 21, LLC**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 20.8± acres from AG to PD-MF-2 with modified development standards.

SUMMARY:

The applicant is requesting to table the zoning case until the January, 06, 2020 Planning & Zoning Commission meeting in order to continue to refine the zoning request.

STAFF RECOMMENDATION:

Recommended that the Commission accept applicant's request to table.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	11/26/2019	Exhibit
Applicants request to table	11/26/2019	Backup Material

Proposed Planned Development- Multifamily Residential- High Density



THE CITY OF
Anna



 Proposed Site  Parcels

0 125 250 500
Feet December 2019

CUNNINGHAM BLVD

W WHITE ST

E WHITE ST

WESTGATE CT

WESTWOOD CT

SLATER CREEK RD

BENS DR

WESTFIELD DR

HAZELS WAY

S POWELL PKWY

S INTERURBAN ST

S RIGGINS ST

EDWARD ST

Ross Altobelli

From: Don W. Collins [REDACTED]
Sent: Tuesday, November 26, 2019 11:35 AM
To: Ross Altobelli
Subject: Request to Table Zoning Case for Anna 21 LLC

Ross, please accept this as my formal request to table the above referenced zoning case to enable applicant's engineer additional time to refine the concept plan.

Please call regarding any questions.

Regards,
Don W. Collins
[REDACTED]



Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

- A) Conduct a public hearing to consider public comments regarding a request to rezone 10.0± acres located at the northeast corner of Collin County Outer Loop and Country Road 418 from Single-Family Residential - Large Lot (SF-E) to Light Industrial District (I-1) with a Specific Use Permit (SUP) for a permanent concrete batching plant. **Applicant: Tony Strickland**
- B) Consider/Discuss/Action on a recommendation regarding the request to rezone 10.0± acres from SF-E to I-1 with an SUP for a permanent concrete batching plant.
- C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, NBR-Anna, Block A, Lot 1, associated with the rezoning request.

SUMMARY:

The applicant is requesting to rezone the subject property to allow for future site improvements associated with the existing concrete batching plant. For additional information, please, refer to the attached staff report.

A concept plan, NBR-Anna, Block A, Lot 1, accompanies this request as Agenda Item 8C.

STAFF RECOMMENDATION:

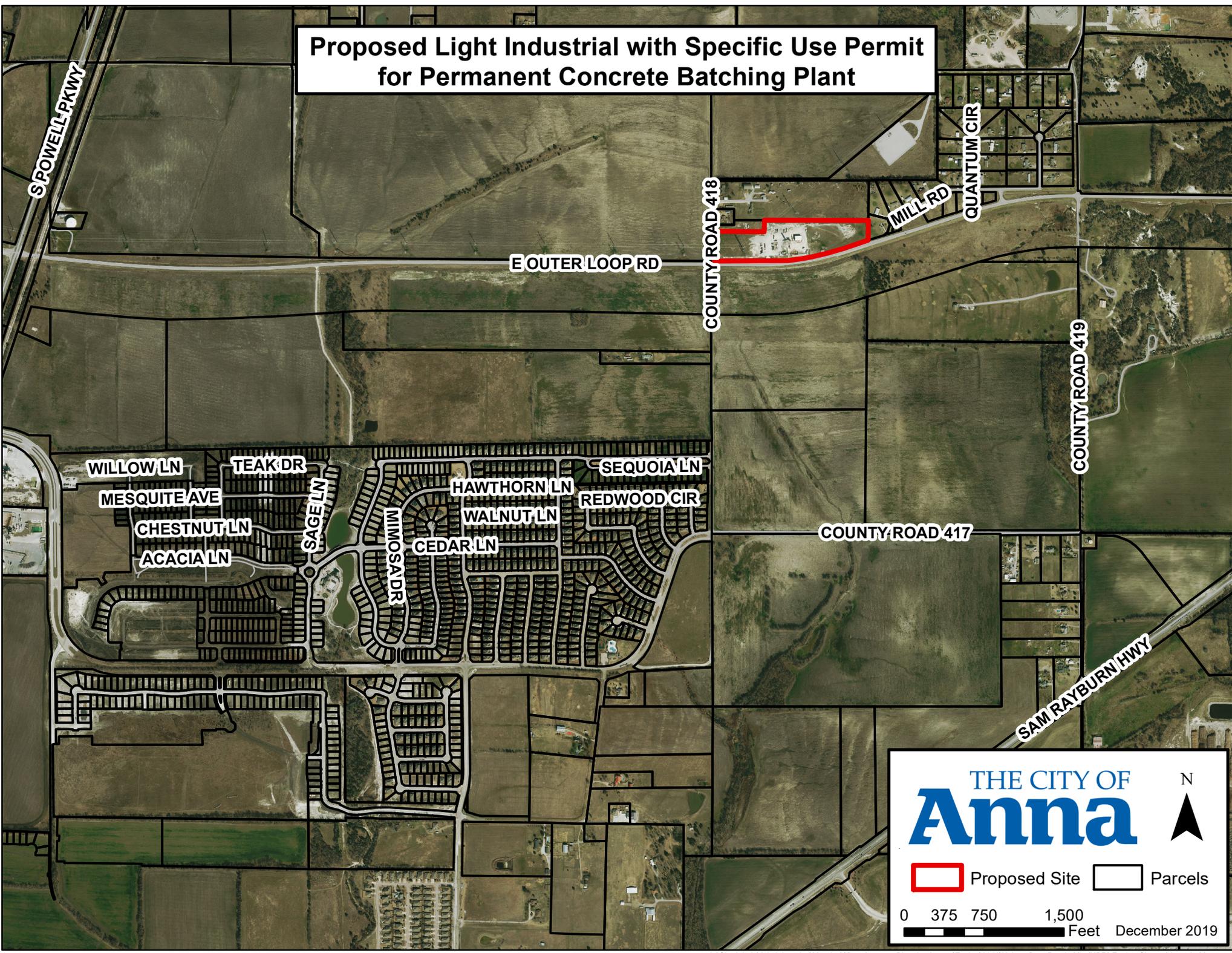
Staff is neither in support nor opposed to the zoning request.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	11/26/2019	Exhibit

Staff report - Zoning request	11/27/2019	Staff Report
Staff Report - Concept Plan	11/26/2019	Staff Report
Ordinance - NBR-Anna, BL A, Lot 1	11/27/2019	Ordinance
Concept Plan - NBR-Anna, Block A, Lot 1	11/26/2019	Exhibit

**Proposed Light Industrial with Specific Use Permit
for Permanent Concrete Batching Plant**



THE CITY OF
Anna

N

Proposed Site Parcels

0 375 750 1,500
Feet December 2019

CITY OF ANNA

PLANNING & ZONING COMMISSION

December 2, 2019

Agenda Item No. 8B

Applicant: Tony Strickland

DESCRIPTION:

Request to rezone 10.0± acres located from Single-Family Residential - Large Lot to Light Industrial District with a Specific Use Permit (SUP) for a permanent concrete batching plant.

REMARKS:

The applicant is requesting to rezone the subject property to Light Industrial District (I-1) with a Specific Use Permit (SUP) for a permanent concrete batching plant. An SUP application shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public. The I-1 district is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purpose. Development in the I-1 district is limited primarily to certain wholesale and jobbing commercial uses and certain industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type. No use or types of uses specifically limited to the I-2 district may be permitted in the I-1 district.

A concept plan, NBR-Anna, Block A, Lot 1, accompanies this request as Agenda Item 8C.

History

On February 11, 2014 the City of Anna incorporated the land area associated with the current zoning request into the city limits. The existing land use at the time of incorporation was a concrete batching plant. Subsection (a) of Section 9.04.006 (Annexed territory) within the Zoning Ordinance states:

All territory hereafter annexed to the city shall be temporarily classified as SF-E Single-Family Residential - Large Lot District until permanent zoning is established by the city council. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of the original zoning regulations.

Staff has been unable to find records as to why the property wasn't permanently zoned when it was incorporated in 2014.

Surrounding Land Use and Zoning

North	Vacant land and an existing concrete batch plant located within the extra territorial jurisdiction.
East	Single-family residences located within the extra territorial jurisdiction.
South	Across Collin County Outer Loop vacant land zoned PD-323-2007.
West	Across Country Road 418 vacant land zoned PD-323-2007.

Land Use - The applicant is proposing to rezone the subject property to allow for the continued operation of the existing concrete batch plant.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

City of Anna Goals for 2024

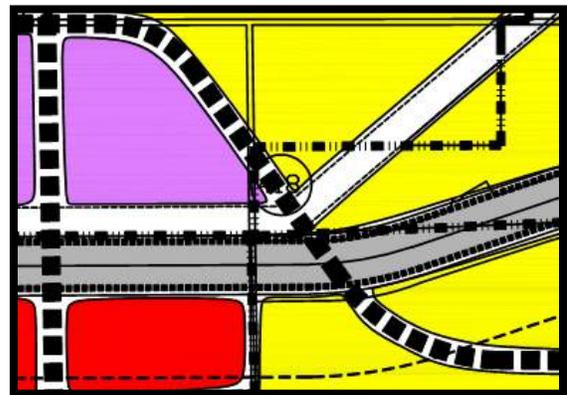
Goal 2 Sustainable Anna Community Through Planned, Managed Growth

- 6. Have buildings and homes complying with city codes and development regulations

Future Land Use Plan - The Future Land Use Plan identifies the subject property as Single Family (yellow). The proposed zoning request is not in conformance with the Future Lane use Plan.

ISSUES:

The proposed zoning is not in compliance with the Future Land Use Map; however, the concrete batch plant was in existence prior to the property being incorporated into the city limits. The applicant is required to make site improvement in order for site operations to be in compliance with TCEQ, however, the city cannot issue permits due to the existing zoning not permitting the existing land use.



SUMMARY:

The applicant has indicated that site improvements are needed in order for the existing operations to be brought in compliance with requirements of the Texas Commission on Environment Quality (TCEQ). However, the zoning ordinance states that no permit for construction of a building or use of land shall be issued other than a permit which will allow construction of a building permitted in SF-E districts unless and until such territory has been classified in a zoning district other than a Single-Family Residential - Large Lot District.

If/once the the zoning request is approved the applicant will submit a Site Plan, Landscape Plan, and Plat to bring the entire property up to city standards (i.e. zoning, landscaping requirements, design standards, etc.) and meet TCEQ requirements.

RECOMMENDATION:

Staff is neither in support nor opposed to the zoning request. The zoning request is not in conformance with the Future Land Use Map however the land use has been in continuance existence prior to the property being incorporated into the city limits. If the Commission finds the proposed zoning and land use is appropriate, then a motion is needed to recommend approval of the rezoning request from Single-Family Residential - Large Lot to Light Industrial District with a Specific Use Permit for a permanent concrete batching plant.

CITY OF ANNA
PLANNING & ZONING COMMISSION

December 2, 2019

Agenda Item No. 8C

Concept Plan: NBR-Anna, Block A, Lot 1

Applicant: Tony Strickland

DESCRIPTION:

Concrete batching plant (perm.) on 10.0± acres located at the northeast corner of Collin County Outer Loop and Country Road 418. Proposed zoning Light Industrial District (I-1) with a Specific Use Permit (SUP) for a permanent concrete batching plant.

REMARKS:

This concept plan is associated with the zoning case for Agenda Item No. 8B and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the existing site improvements of the property.

RECOMMENDATION:

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

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located at the northeast corner of Collin County Outer Loop and Country Road 418)

ORDINANCE NO. _____

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

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

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

WHEREAS, said Property generally located at the northeast corner of Collin County Outer Loop and Country Road 418 being rezoned from SF-E Single-Family Residential - Large Lot to I-1 Light Industrial District zoning with a Specific Use Permit for a permanent concrete batching plant; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit A from SF-E Single-Family Residential - Large Lot to I-1 Light Industrial District zoning with a Specific Use Permit for a permanent concrete batching plant.

Section 3. **Official Zoning Map**

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

Section 4. **Savings, Repealing and Severability Clauses**

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

Section 5. **Penalty**

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

Section 6. **Publication of the Caption and Effective Date**

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

PASSED by the City Council of the City of Anna, Texas this 14th day of January 2020.

ATTESTED:

APPROVED:

Carrie L. Smith, City Secretary

Nate Pike, Mayor

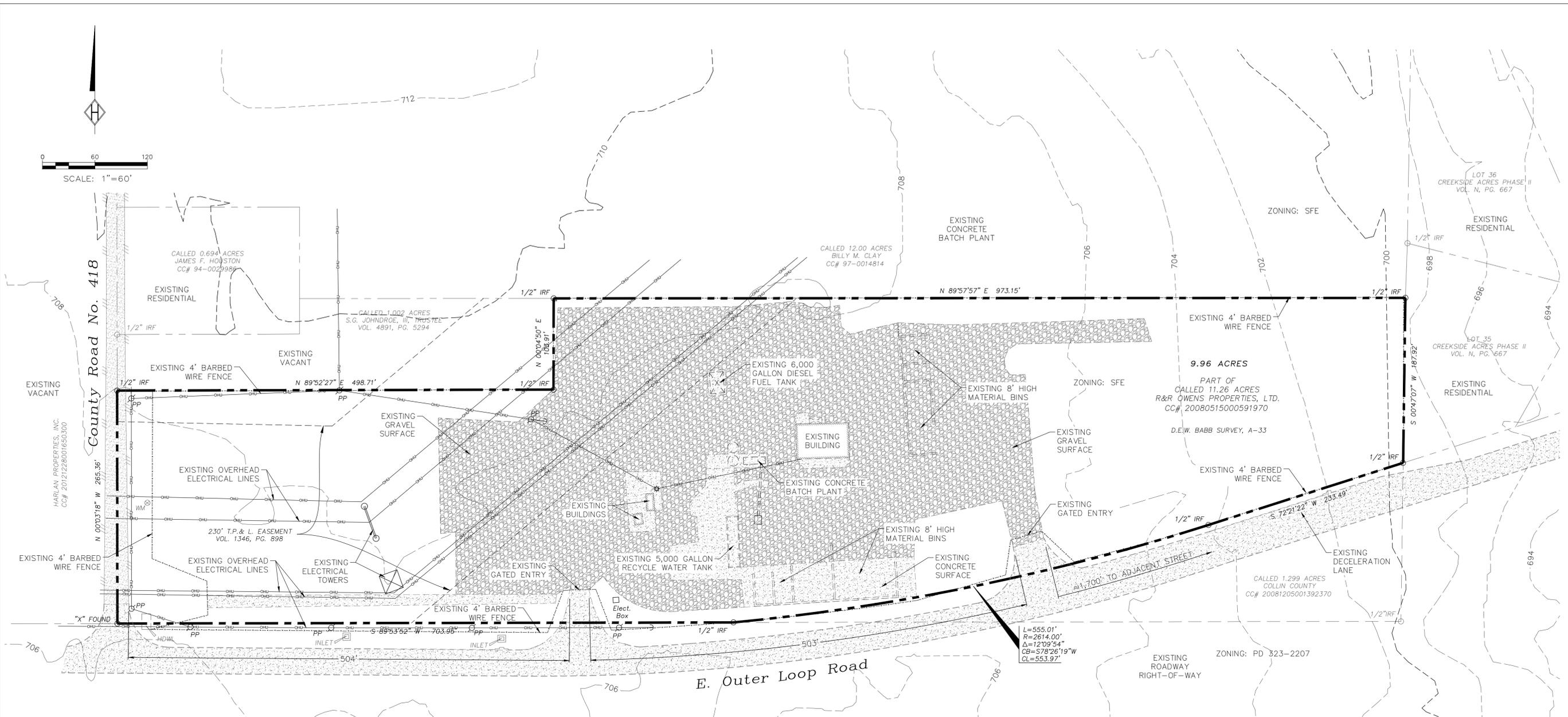


CONCEPT PLAN
NBR-ANNA, BLOCK A, LOT 1
9.96 ACRES
CITY OF ANNA
COLLIN COUNTY, TEXAS

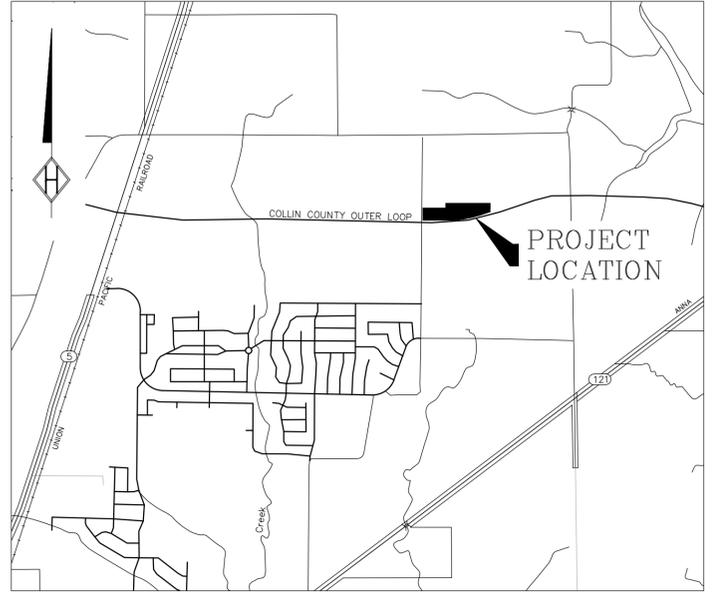
EXISTING
CONDITIONS PLAN

DRAWN: SRH
DATE: 11/01/19
HEI #: 19-1006

SHEET NO:
C1



L=555.01'
R=2614.00'
Δ=12°09'54"
CB=578°26'19"W
CL=553.97'



VICINITY MAP
SCALE: 1"=2000'

LEGEND	
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
///	ASPHALT
⊕	TELEPHONE MANHOLE
⊙	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊙ SSMH	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙ WM	WATER METER

THE PURPOSE OF THIS LAYOUT IS TO IDENTIFY THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY FOR A PROPOSED REZONING CASE.

DEVELOPER
R & R Owens Properties, Ltd
721 E. Main Street
Lewisville, Texas 75057
Contact: Tony Strickland
Phone: 972-200-5654

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 11/22/2019

CONCEPT PLAN
(EXISTING CONDITIONS)
NBR-ANNA, BLOCK A, LOT 1
TRACT 107, D.E.W. BABB SURVEY
ABSTRACT NO. 33
9.96 ACRES
CITY OF ANNA
COLLIN COUNTY, TEXAS

P:\2019_11\19-1006_NBR-ANNA_BLOCK_A_LOT_1\19-1006_C1_HEI.dwg 11/1/19 10:54 AM



Item No. 9.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the 2020 submittal calendar.

SUMMARY:

Staff has prepared a submittal calendar for the Planning & Zoning Commission's review to provide to the public. This calendar will help staff to ensure compliance with state law for reviewing plans and plats and help the public to understand the submittal process.

STAFF RECOMMENDATION:

Approval of the 2020 submittal calendar.

ATTACHMENTS:

Description	Upload Date	Type
2020 Submittal Calendar	11/22/2019	Exhibit

2020 - ZONING, PLAN, AND PLAT SUBMITTAL CALENDAR

*SUBMITTAL DATE <i>1st Wednesday following a regularly scheduled P&Z meeting</i>	1ST REVIEW MEETING (STAFF)	STAFF COMMENTS AVAILABLE	**CORRECTED PLANS RETURNED	P&Z DATE	ZONING & RESIDENTIAL REPLAT PUBLIC HEARING NOTICES	CITY COUNCIL DATE
				1st Monday of the month	18 days prior to CC Date (15 days Required)	2nd & 4th Tuesday of the month
12/04/19	12/13/19	12/16/19	12/19/19 (due to holiday)	01/06/20		01/14/20
					01/09/20	01/28/20
01/08/20	01/17/20	01/21/19	01/27/20	02/03/20		02/11/20
					02/06/20	02/25/20
02/05/20	02/14/20	02/18/20	02/24/20	03/02/20		03/10/20
					03/05/20	03/24/20
03/04/20	03/13/20	03/16/20	03/23/20	04/06/20		04/14/20
					04/09/20	04/28/20
04/08/20	04/17/20	04/20/15	04/27/20	05/04/20		05/12/20
					05/07/20	05/26/20
05/06/20	05/15/20	05/18/20	05/26/20	06/01/20		06/09/20
					06/04/20	06/23/20
06/03/20	06/12/20	06/15/20	06/22/20	07/06/20		07/14/20
					07/09/20	07/28/20
07/08/20	07/17/20	07/20/20	07/27/20	08/03/20		08/11/20
					08/06/20	08/25/20
08/05/20	08/14/20	08/17/20	08/24/20	09/08/20 (Tuesday)		09/08/20
					09/10/20	09/22/20
09/09/20	09/18/20	09/21/20	09/28/20	10/05/20		10/13/20
					10/08/20	10/27/20
10/07/20	10/16/20	10/19/20	10/26/20	11/02/20		11/10/20
					11/05/20	11/24/20
11/04/20	11/13/20	11/16/20	11/23/20	12/07/20		12/08/20
					12/31/20	01/12/21
12/09/20	12/18/20	12/21/20	12/28/20	01/04/21		01/12/21
					01/07/21	01/26/21

All dates are tentative and may be adjusted for holidays, meeting cancellations, etc.

*No later than 4:00 P.M. on the submittal day

**Corrected plans MUST be returned to Planning by 11:00 A.M.



Item No. 10.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Discussion regarding updated city applications and checklists for plans and plats.

SUMMARY:

Under Subsection 9.02.041 (c) (Submission requirements for all types of plat applications) within Article 9.02 (Subdivision Regulations) of Chapter 9 (Planning and Development Regulations) it states that for each type of development application, the city is allowed to maintain separate policies and procedures for the submission and processing of applications including, but not limited to, application forms, checklists for information to be shown on plats, language blocks for plats, and other similar items. These policies and procedures may be amended from time to time by the planning director.

Staff has updated the development application and plat checklists to ensure compliance with adopted city regulations.

STAFF RECOMMENDATION:

No action required.

ATTACHMENTS:

Description	Upload Date	Type
Development Application	11/22/2019	Exhibit
Zoning Application	11/26/2019	Exhibit
Development Plat Checklist	11/22/2019	Exhibit
Preliminary Plat/Preliminary Replat Checklist	11/22/2019	Exhibit
Final Plat/Replat Checklist	11/22/2019	Exhibit

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROCEDURAL INFORMATION

FOR

PLAN & PLAT APPLICATION

To Applicant:

You must-

1. Contact the Planning and Development office @ 972-924-2616 to schedule a pre-application meeting with the Director of Development Services or Designee prior to submittal of a plat application.
2. Submit application, fee, pre-application meeting notes, legal description with surveyor's stamp, and letter of intent. Applications will NOT be accepted unless a pre-application meeting has been completed. Receipt of documents does not constitute acceptance or approval.
3. Applications are accepted on the 1st Wednesday of the month following a regulatory scheduled Planning & Zoning commission meeting in order to be placed on the next Planning and Zoning commission agenda.
4. Corrections from the city's initial review comments, provided 12 days after application submittal, must be provided to the Planning & Development Department no later than the Monday prior to the scheduled Planning and Zoning Commission meeting.
5. No application fee will be refunded after initial staff review.
6. At the Council meeting the application will be presented with the Planning and Zoning Commission's recommendation (s).
7. Some Replats require special procedures. Consult with Planning & Development staff regarding replat procedures.
8. **It is highly recommended that a copy of your initial submittal be reviewed for completeness prior to making the required copies for the submittal.**

DEVELOPMENT APPLICATION

- | | | |
|--|--|---|
| Preliminary Plat <input type="checkbox"/> | Final Plat/Replat <input type="checkbox"/> | Combination Preliminary and Final Plat <input type="checkbox"/> |
| Amended Plat <input type="checkbox"/> | Minor Plat/Replat <input type="checkbox"/> | Development Plat <input type="checkbox"/> |
| Civil Plans <input type="checkbox"/> | Site Plan/Revised Site Plan <input type="checkbox"/> | Landscape Plan <input type="checkbox"/> |
| Tree Preservation <input type="checkbox"/> | Lighting Plan <input type="checkbox"/> | |

- Pre-Submittal:** all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- Submittal:** all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Fees: * Planning Fee Schedule, available on the city website.

The application fee of \$_____, to be paid to the City of Anna at least 1 week prior to planning commission meeting.

***Note: In addition to any other fees, a \$2,500 deposit will be paid at the time of submission of a preliminary plat, final plat or combination preliminary and final plat for review by City Consultants of any facilities agreement and/or civil construction plans. At the time of final approval of the given plat, the deposit will be adjusted up or down based upon actual costs of review(s) by City Consultants. An invoice for costs over \$2,500 will be provided to applicant or a refund to the extent actual costs are less than \$2,500.**

A. Description of Property

- | | |
|----------------------------------|---------------------------------------|
| 1. Addition Name_____ | 2. Total Number of Acres_____ |
| 3. Zoning Classification(s)_____ | 4. Total Number of Lots, by type_____ |
| 5. Location of Property_____ | |

B. Applicants: (List those persons you wish to be contacted about this request.)

PLEASE PRINT

- | | |
|-------------------------|------------------------------------|
| 1. Owner: _____ | 2. Applicant/Representative: _____ |
| Address: _____ | Address: _____ |
| City, State, Zip: _____ | City, State, Zip: _____ |
| Phone & Email: _____ | Phone & Email: _____ |

BEFORE ME on this day personally appeared _____

The undersigned applicant, who certifies the following: "I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant: _____
Signature

Date: _____

Received By: _____
City Representative

Date: _____



**CITY OF ANNA
DISCLOSURE OF INTERESTS**

The applicant and the owner shall both file statements in those cases where the applicant does not own the property which is the subject of consideration or action. Every question must be answered. If the question is not applicable, answer with "N/A".

DISCLOSURE QUESTIONS

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? Yes No
- B. If so, state the name of each City official or employee of the City of Anna known by you that may have a conflict of interest in the property or application referenced on reverse side.

- C. State all information upon which you base the belief (use additional paper, if necessary).

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Anna, Texas, as changes occur.

Name of Certifying Person: _____

Title of Certifying Person: _____

Signature of Certifying Person: _____

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members.

**City Manager, City Secretary, City Attorney, and all department heads

REQUIRED PLAN/PLAT SUBMITTAL

Please submit the following applicable items to the Planning and Development Office:

1. Copies of Drawings
 - a. Preliminary plat
 - 8 - Copies (4 copies on 24" x 36" sheets; 4 copies on 11" x 17" sheets)
 - 1 - Digital copy of plat(s) assembled in 2018 DWG format*
 - 1 - PDF file of scanned record drawings
 - b. Final plat/
Combination
 - 8 - Copies (4 copies on 24" x 36" sheets; 4 copies on 11" x 17" sheets)
 - 1 - Digital copy of all utilities and plats assembled in 2018 DWG format*)
 - 1 - PDF file of scanned record drawings
 - c. Replat
 - 8 - Copies (4 copies on 24" x 36" sheets; 4 copies on 11" x 17" sheets)
 - 1 - Digital copy of plat(s) assembled in 2018 DWG format*
 - d. Site plan
 - 8 - Copies (4 copies on 24" x 36" sheets; 4 copies on 11" x 17" sheets)
 - e. Landscape plan
 - 8 - Copies (4 copies on 24" x 36" sheets; 4 copies on 11" x 17" sheets)
 - f. Development plat
 - 8 - Copies (4 copies on 24"x36" sheets; 4 copies on 11" x 17" sheets)
 - 1 - Digital copy of plat(s) assembled in 2018 DWG format*
2. Replat Owner List (if applicable)
3. Civil Plans 4 sets (24x36)

***References are not allowed.**

After approval and prior to filing a plat with the county, the applicant shall provide the City with three (3) signed and sealed paper copies (24x36) of the plat. If the applicant wants more than one print they need to provide the extra copies simultaneously.

After recording the applicant shall provide the city with one recorded copy of the plat (24x36) in addition to emailing the Director of Development Services a PDF of the recorded document.

ZONING PROCEDURAL INFORMATION

To Applicant:

You must-

1. Set an appointment with the Planning and Development's office @ 972-924-2616, to meet with the Director of Development Services to review the zoning process and requirements.
2. Submit application, legal description with surveyor's stamp, map showing location of property, a list of property owners (name and address) within 200 feet and the application fee. The application fee is **NOT** refundable. Receipt of documents does not constitute acceptance or approval.
3. Application(s) will NOT be accepted unless a meeting has been completed.

4. Initial appointment and application process must be complete by the 1st Wednesday of the month in order to be placed on the next Planning and Zoning agenda.
5. Following the action of the Planning and Zoning Commission and prior to the scheduling of consideration the application by the City Council, the applicant may withdraw the request. However, the application fee will not be refunded.
6. Following the recommendation of the PZC, the application and supporting documents are transmitted to the City Secretary for scheduling of council consideration
7. At the Council meeting the application will be presented with the Planning and Zoning Commission's recommendation. New evidence not presented at the Commission hearing will not be accepted by the Council, since such evidence must be available to the proponents, the opponents, and the Commission.
8. An application recommended for approval or disapproval by the Commission, and in which the Council concurs, requires a majority vote of the Council members present.
 - a. An application recommended for approval by the Commission requires only a majority vote of the Council present to disapprove such application.
 - b. If the owner(s) of 20% of all property lying within 200 feet of the tract involved in the application file a written objection to the application with the City Secretary, a 3/4's vote of the entire City Council is required to grant the request.

CITY OF ANNA
Application for Zoning Change

Please check the appropriate box below to indicate the type of request you are making, and provide all information required to process your request.

Zoning Change **Specific Use Permit** **Planned Development**

Zoning Verification Letter **Zoning Compliance Inspection** **Site Plan**

- NOTE: Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by Council or Staff without refund of fees. Fees required for this application established by the City of Anna must be submitted simultaneously with this application for acceptance.

Fees: Zoning - \$300, plus \$10 per acre Planned Development -\$500, plus \$30 per

Request Information

Location: _____
*Subdivision. _____ Lot No. _____ Block No. _____ Size of Request _____
Existing Zoning _____ Requested Zoning/Use _____
*A metes and bounds description must be attached if the request is for: (A) a portion of a platted lot or (B) not a platted lot.

Applicant/Owner Information

Key Contact _____ Telephone No. _____ FAX No. _____
Address _____
City _____ State _____ Zip Code _____ Email _____
Contact's Status: (check one) Owner Representative Tenant Prospective Buyer

The owner's signature is required on this application and must be notarized, whether a single owner or a corporation. This is to certify that I/We the undersigned, am/are the sole owner(s) of the property described above on the date of this application, and have read and understood the Disclosure of Interest Form attached to this application, and complete same.

Owner please print _____ signature _____
Address _____ Telephone No. _____ FAX No. _____
City _____ State _____ Zip Code _____ Email _____

Corporation/Partnership/Owner _____
Address _____ Telephone No. _____ FAX No. _____
City _____ State _____ Zip Code _____ Email _____

Notary Statement (All Signatures Must Be Notarized)

Before me, the undersigned authority, on this day personally appeared _____
_____ (owner or agent name)
known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
Given under my hand and seal of office on this ____ day of _____, _____ SEAL

CITY OF ANNA
DISCLOSURE OF INTERESTS

The applicant and the owner shall both file statements in those cases where the applicant does not own the property which is the subject of consideration or action. Every question must be answered. If the question is not applicable, answer with "N/A".

DISCLOSURE QUESTIONS

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? Yes No
- B. If so, state the name of each City official or employee of the City of Anna known by you that may have a conflict of interest in the property or application referenced on reverse side.

- C. State all information upon which you base the belief (use additional paper, if necessary).

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Anna, Texas, as changes occur.

Name of Certifying Person: _____

Title of Certifying Person: _____

Signature of Certifying Person: _____

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members.

**City Manager, City Secretary, City Attorney, and all department heads



Development Plat Checklist

The following is a partial listing of requirements for a development plat application as found in Anna's development regulations and policies. A completed checklist must be submitted with each application. Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application and/or delay of development plat approval. Adopted within Section 9.02.045 (Development plats) of the Subdivision Ordinance.

Section 1 - Plat/Replat Format & General Standards *(check if provided; indicate NA if not applicable)*

Plats/Replats shall comply with the following graphic format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue-line copies will be accepted.
- Plat/Replat is clear and legible. Use a variety of line types and line weights. Do not screen information. Indicate plat/replat boundary/limits with heavy/bold line weight. Do not use grey-scale shading. Abandonments may be indicated by stipple or crosshatch shading.
- Permissible scale for plat/replat are engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plat/replat. The title block shall contain: plat/replat type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Title for replats shall reference subdivision name and recording information of the plat being revised.
- For nonresidential and multifamily developments, title states lot and block designations.
- For single-family and two-family residential development, title states number of residential lots developed at zoning district standards (e.g., SF-60, SF-TH, TF, etc.) and number of common open space lots.
- Provide 1 1/2" x 5" blank area above title block for city approval stamps.
- Label company name, preparer name, address, and phone number of plat/replat preparer (e.g., surveyor, engineer, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plat/replat so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plat/replat showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one mile radius of site.
- Point of beginning tied to abstract corner if not previously platted or subdivision corner if platted. Indicate on graphic and/or in legal description.
- For property boundary lines, provide distances (to nearest hundredth of feet) and bearings (to nearest second).

- For property boundary curves, provide curve lengths, curve radii, and chord lengths (to nearest hundredth of feet), and internal angle and chord bearing (to nearest second).
- If plat/replat uses abbreviations, provide legend.
- Label boundary monuments as to type and size and whether found or set for all property corners, points of intersection, and points of curvature/tangency. 3/4" diameter steel rods 24" long shall be set at all block corners, angle points, points of corners, and points of tangents.

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Show each existing or proposed building, structure or improvement or proposed modification of the external configuration of the building, structure or improvement involving a change therein;
 - Plat/Replat integrates with valid plans and plats approved for adjacent contiguous sites.
 - Plat/Replat depicts proposed layout of lots, streets, easements, and rights-of-way (R.O.W.).
 - Do not show or label existing or proposed topography.
 - Do not show, label, or dimension (width) required landscape buffer.
 - Show the development plat boundary in heavy lines. Label line and curve data to match legal description.
 - Show current and proposed property boundaries/lot lines. Label line and curve data. Provide ties and/or intermediate distances as appropriate.
 - Label proposed lot and block designations.
 - Label lot area for each lot in acres and square feet for non-single-family residential development. For single-family residential development, label lot area in square feet only.
 - Show and label existing easements. Provide line and curve data for easement boundaries and tie down easements. Provide recording information. If all or portion of an existing easement is to be abandoned, label "To be abandoned by this plat."
 - For single-family residential development only, show and label front yard building setbacks.
 - Show and label fire lane, access, and utility easements. Provide line and curve data for easement boundaries and tie down easements.
 - Show and label easements for water, sanitary sewer, and storm sewer utilities. Provide line and curve data for easement boundaries and tie down easements.
 - Show and label easements for visibility access maintenance (VAM). Provide line and curve data for easement boundaries and tie down easements.
 - Show and label floodway and drainage easements including access and maintenance easements. Provide line and curve data for easement boundaries and tie down easements.
 - For lots adjacent to or containing floodway and drainage easements, label minimum finish floor elevation.
 - Show and label storm water quality easements for structural and nonstructural storm water controls/best management practices. Provide line and curve data for easement boundaries and tie down easements.
- The location of the centerline of creeks and drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.

- Show and label wall maintenance easements for required screening walls. Provide line and curve data for easement boundaries and tie down easements.
- For sidewalks not within R.O.W., show and label sidewalk easements. Provide line and curve data for easement boundaries and tie down easements.
- For electrical/communications utilities not within R.O.W., show and label electrical/communications easements. Provide line and curve data for easement boundaries and tie down easements.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width. Show street centerline and provide line and curve data.
- Label street names (as approved by City of Anna), and show street name breaks with a diamond shape.
- Show and label corner clip R.O.W. dedications. Provide line and curve data for dedications.
- Show, label, and provide line and curve boundary data for park land dedications. Label area of dedications.

Section 3 - Adjacent Property Information *(check if provided; indicate NA if not applicable)*

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following information within 50 feet of the site boundary and 50 feet of R.O.W. contiguous to the site boundary:

- Show and label properties. For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot. For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, and parking areas.
- Show all easements. Label as existing or proposed. If existing, provide recording information.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width.
- Label street names.
- Show and label city limit lines, county limit lines, and/or survey (abstract) lines.

Section 4 - Legal Description & Plat/Replat Language *(check if provided; indicate NA if not applicable)*

Provide legal description of the land including the following:

- Name of record owner and corresponding deed reference.
- Name of survey, abstract, county, and state.
- Metes and bounds legal description for subdivision boundary. Calls and monumentation match plat/replat graphic.
- Total area of the plat/replat in acres and square feet.

Provide standard City of Anna plat/replat language for the following (available online):

- General owner's certificate and dedication language.
- Owner signature block and notary block for owner signature.
- Surveyor certificate language with signature block and notary block.
- Specific dedication language for fire lane, access, visibility access maintenance (VAM), and/or floodway and drainage easements.

- Encroachment and maintenance easement language for improvements associated with townhome and zero lot line developments.
- Specific access easement language for shared ingress/egress associated with townhouse and zero lot line developments.

Section 5 - Other *(check if provided; indicate NA if not applicable)*

- If public utilities have not been constructed and accepted, provide subdivision improvement agreement and associated surety.
- For offsite easement and/or R.O.W. dedication (as approved by the Director of Public Works), provide field notes and other documents necessary for dedication or conveyance.
- For residential preliminary plats/replats proposing common open space lots and/or common property improvements, provide homeowners association (HOA) conditions, covenants, and restrictions (CCR) for review by Anna's Legal Department.
- Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.



Preliminary Plat/ Preliminary Replat Checklist

The following is a partial listing of requirements for preliminary plat and preliminary replat applications as found in Anna's development regulations and policies. A completed checklist must be submitted with each application. Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application and/or delay of preliminary plat/preliminary replat approval. Adopted within Section 9.02.041 (General requirements for plats) of the Subdivision Ordinance.

Section 1 - Plat/Replat Format & General Standards *(check if provided; indicate NA if not applicable)*

Plats/Replats shall comply with the following graphic format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue-line copies will be accepted.
- Plat/Replat is clear and legible. Use a variety of line types and line weights. Do not screen information. Indicate plat/replat boundary/limits with heavy/bold line weight. Do not use grey-scale shading. Abandonments may be indicated by stipple or crosshatch shading.
- Permissible scale for plat/replat are engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plat/replat. The title block shall contain: plat/replat type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Title for preliminary replats shall reference subdivision name and recording information of the plat being revised.
- For nonresidential and multifamily developments, title states lot and block designations.
- For single-family and two-family residential development, title states number of residential lots developed at zoning district standards (e.g., SF-60, SF-TH, TF, etc.) and number of common open space lots.
- Provide 1 1/2" x 5" blank area above title block for city approval stamps.
- Label company name, preparer name, address, and phone number of plat/replat preparer (e.g., surveyor, engineer, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plat/replat so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plat/replat showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one mile radius of site.
- Point of beginning tied to abstract corner if not previously platted or subdivision corner if platted. Indicate on graphic and/or in legal description.

- For property boundary curves, provide curve lengths, curve radii, and chord lengths (to nearest hundredth of feet), and internal angle and chord bearing (to nearest second).
- If plat/replat uses abbreviations, provide legend.
Label boundary monuments as to type and size and whether found or set for all property corners, points of intersection, and points of curvature/tangency. 3/4" diameter steel rods 24" long shall be set at all block corners, angle points, points of corners, and points of tangents.
- If preliminary replat, state purpose of revision (e.g., "The purpose of this preliminary replat is _____").

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Plat/Replat is consistent with valid plans and plats approved for site.
- Plat/Replat integrates with valid plans and plats approved for adjacent contiguous sites.
- Plat/Replat depicts proposed layout of lots, streets, easements, and rights-of-way (R.O.W.).
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, parking areas, etc.
- Do not show or label existing or proposed topography.
- Do not show, label, or dimension (width) required landscape buffer.
- Show the subdivision boundary in heavy lines. Label line and curve data to match legal description.
- Show current and proposed property boundaries/lot lines. Label line and curve data. Provide ties and/or intermediate distances as appropriate.
- Label proposed lot and block designations.
- Label lot area for each lot in acres and square feet for non-single-family residential development. For single-family residential development, label lot area in square feet only.
- Show and label existing easements. Provide line and curve data for easement boundaries and tie down easements. Provide recording information. If all or portion of an existing easement is to be abandoned, label "To be abandoned by this plat."
- For single-family residential development only, show and label front yard building setbacks.
- Show and label fire lane, access, and utility easements. Provide line and curve data for easement boundaries and tie down easements.
- Show and label easements for water, sanitary sewer, and storm sewer utilities. Provide line and curve data for easement boundaries and tie down easements.
- Show and label easements for visibility access maintenance (VAM). Provide line and curve data for easement boundaries and tie down easements.
- Show and label floodway and drainage easements including access and maintenance easements. Provide line and curve data for easement boundaries and tie down easements.
- For lots adjacent to or containing floodway and drainage easements, label minimum finish floor elevation.
- Show and label storm water quality easements for structural and nonstructural storm water controls/best management practices. Provide line and curve data for easement boundaries and tie down easements.

- The location of the centerline of creeks and drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.
- Show and label wall maintenance easements for required screening walls. Provide line and curve data for easement boundaries and tie down easements.
- For sidewalks not within R.O.W., show and label sidewalk easements. Provide line and curve data for easement boundaries and tie down easements.
- For electrical/communications utilities not within R.O.W., show and label electrical/communications easements. Provide line and curve data for easement boundaries and tie down easements.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width. Show street centerline and provide line and curve data.
- Label street names (as approved by City of Anna), and show street name breaks with a diamond shape.
- Show and label corner clip R.O.W. dedications. Provide line and curve data for dedications.
- Show, label, and provide line and curve boundary data for park land dedications. Label area of dedications.

Section 3 - Adjacent Property Information *(check if provided; indicate NA if not applicable)*

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following information within 50 feet of the site boundary and 50 feet of R.O.W. contiguous to the site boundary:

- Show and label properties. For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot. For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, and parking areas.
- Show all easements. Label as existing or proposed. If existing, provide recording information.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width.
- Label street names.
- Show and label city limit lines, county limit lines, and/or survey (abstract) lines.

Section 4 - Legal Description & Plat/Replat Language *(check if provided; indicate NA if not applicable)*

Provide legal description of the land including the following:

- Name of record owner and corresponding deed reference.
- Name of survey, abstract, county, and state.
- Metes and bounds legal description for subdivision boundary. Calls and monumentation match plat/replat graphic.
- Total area of the plat/replat in acres and square feet.

Provide standard City of Anna plat/replat language for the following (available online):

- General owner's certificate and dedication language.
- Owner signature block and notary block for owner signature.
- Surveyor certificate language with signature block and notary block.

- Specific dedication language for fire lane, access, visibility access maintenance (VAM), and/or floodway and drainage easements.
- Specific encroachment and maintenance easement language for improvements associated with townhome and zero lot line developments.
- Specific access easement language for shared ingress/egress associated with townhouse and zero lot line developments.

Section 5 - Other *(check if provided; indicate NA if not applicable)*

- Submit a list of proposed street names to the Planning & Development Department. Street names must be approved prior to preliminary plat/replat approval.
- For offsite easement and/or R.O.W. dedication (as approved by the Public Works Director), provide field notes and other documents necessary for dedication or conveyance.
- For residential preliminary plats/replats proposing common open space lots and/or common property improvements, provide homeowners association (HOA) conditions, covenants, and restrictions (CCR) for review by Anna's Legal Department.
- Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.



Final Plat/Replat Checklist

The following is a partial listing of requirements for final plat and replat applications as found in Anna's development regulations and policies. A completed checklist must be submitted with each application. Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application and/or delay of final plat/replat approval. Adopted within Section 9.02.041 (General requirements for plats) and related sections of the Subdivision Ordinance.

Section 1 - Plat/Replat Format & General Standards *(check if provided; indicate NA if not applicable)*

Plats/Replats shall comply with the following graphic format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue-line copies will be accepted.
- Plat/Replat is clear and legible. Use a variety of line types and line weights. Do not screen information. Indicate plat/replat boundary/limits with heavy/bold line weight. Do not use grey-scale shading. Abandonments may be indicated by stipple or crosshatch shading.
- Permissible scale for plat/replat are engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plat/replat. The title block shall contain: plat/replat type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Title for replats shall reference subdivision name and recording information of the plat being revised.
- For nonresidential and multifamily developments, title states lot and block designations.
- For single-family and two-family residential development, title states number of residential lots developed at zoning district standards (e.g., SF-60, SF-TH, TF, etc.) and number of common open space lots.
- Provide 1 1/2" x 5" blank area above title block for city approval stamps.
- Label company name, preparer name, address, and phone number of plat/replat preparer (e.g., surveyor, engineer, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plat/replat so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plat/replat showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one mile radius of site.
- Point of beginning tied to abstract corner if not previously platted or subdivision corner if platted. Indicate on graphic and/or in legal description.
- For property boundary lines, provide distances (to nearest hundredth of feet) and bearings (to nearest second).

Section 1 - Plat/Replat Format & General Standards cont. *(check if provided; indicate NA if not applicable)*

- For property boundary curves, provide curve lengths, curve radii, and chord lengths (to nearest hundredth of feet), and internal angle and chord bearing (to nearest second).
- If plat/replat uses abbreviations, provide legend.
- Label boundary monuments as to type and size and whether found or set for all property corners, points of intersection, and points of curvature/tangency. 3/4" diameter steel rods 24" long shall be set at all block corners, angle points, points of corners, and points of tangents.
- If replat, state purpose of revision (e.g., "The purpose of this replat is _____.").

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Plat/Replat is consistent with valid plans and plats approved for site.
- Plat/Replat integrates with valid plans and plats approved for adjacent contiguous sites.
- Plat/Replat depicts proposed layout of lots, streets, easements, and rights-of-way (R.O.W.).
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, parking areas, etc.
- Do not show or label existing or proposed topography.
- Do not show, label, or dimension (width) required landscape buffer.
- Show the subdivision boundary in heavy lines. Label line and curve data to match legal description.
- Show current and proposed property boundaries/lot lines. Label line and curve data. Provide ties and/or intermediate distances as appropriate.
- Label proposed lot and block designations.
- Label lot area for each lot in acres and square feet for non-single-family residential development. For single-family residential development, label lot area in square feet only.
- Show and label existing easements. Provide line and curve data for easement boundaries and tie down easements. Provide recording information. If all or portion of an existing easement is to be abandoned, label "To be abandoned by this plat."
- For single-family residential development only, show and label front yard building setbacks.
- Show and label fire lane, access, and utility easements. Provide line and curve data for easement boundaries and tie down easements.
- Show and label easements for water, sanitary sewer, and storm sewer utilities. Provide line and curve data for easement boundaries and tie down easements.
- Show and label easements for visibility access maintenance (VAM). Provide line and curve data for easement boundaries and tie down easements.
- Show and label floodway and drainage easements including access and maintenance easements. Provide line and curve data for easement boundaries and tie down easements.
- For lots adjacent to or containing floodway and drainage easements, label minimum finish floor elevation.
- Show and label storm water quality easements for structural and nonstructural storm water controls/best management practices. Provide line and curve data for easement boundaries and tie down easements.

- The location of the centerline of creeks and drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.
- Show and label wall maintenance easements for required screening walls. Provide line and curve data for easement boundaries and tie down easements.
- For sidewalks not within R.O.W., show and label sidewalk easements. Provide line and curve data for easement boundaries and tie down easements.
- For electrical/communications utilities not within R.O.W., show and label electrical/communications easements. Provide line and curve data for easement boundaries and tie down easements.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width. Show street centerline and provide line and curve data.
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- Show, label, and provide line and curve boundary data for park land dedications. Label area of dedications.

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- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, and parking areas.
- Show all easements. Label as existing or proposed. If existing, provide recording information.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width.
- Label street names.
- Show and label city limit lines, county limit lines, and/or survey (abstract) lines.

Section 4 - Legal Description & Plat/Replat Language *(check if provided; indicate NA if not applicable)*

Provide legal description of the land including the following:

- Name of record owner and corresponding deed reference.
- Name of survey, abstract, county, and state.
- Metes and bounds legal description for subdivision boundary. Calls and monumentation match plat/replat graphic.
- Total area of the plat/replat in acres and square feet.

Provide standard City of Anna plat/replat language for the following (available online):

Section 4 - Legal Description & Plat/Replat Language *(check if provided; indicate NA if not applicable)*

- General owner's certificate and dedication language.
- Owner signature block and notary block for owner signature.
- Surveyor certificate language with signature block and notary block.
- Specific dedication language for fire lane, access, visibility access maintenance (VAM), and/or floodway and drainage easements.
- Specific encroachment and maintenance easement language for improvements associated with townhome and zero lot line developments.
- Specific access easement language for shared ingress/egress associated with townhouse and zero lot line developments.

Section 5 - Other *(check if provided; indicate NA if not applicable)*

- If public utilities have not been constructed and accepted, provide subdivision improvement agreement and associated surety.
- For offsite easement and/or R.O.W. dedication (as approved by the Director of Public Works), provide field notes and other documents necessary for dedication or conveyance.
- For residential preliminary plats/replats proposing common open space lots and/or common property improvements, provide homeowners association (HOA) conditions, covenants, and restrictions (CCR) for review by Anna's Legal Department.
- Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.



Item No. 11.

Planning Commission
Agenda
Staff Report

Meeting Date: 12/2/2019

Staff Contact: Ross
Altobelli

AGENDA ITEM:

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Meeting Minutes	11/27/2019	Exhibit

MINUTES
PLANNING AND ZONING COMMISSION
November 4, 2019

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on November 4, 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

Since Commissioner Tutson was running late, Commissioner Barton temporarily took over the chairman duties and called the meeting to order at 7:19 pm.

Members present were Don Callaham, Wayne Barton, Alonzo Tutson, Donald Henke, Leslie Voss, and Danny Ussery. Daniel Moody was absent. Staff present was Ashley Stathatos, Alexis Vanderslice, and Ross Altobelli.

2. Invocation and Pledge of Allegiance

Commissioner Barton gave the invocation led the Pledge of Allegiance.

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

There were no citizen comments.

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

Commissioner Tutson showed up before the vote for this item, so Commissioner Barton relinquished the chair duties back to him.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The 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.

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

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.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. 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.

Commissioner Barton noted that he is unhappy with the dumpster placement but agrees that there is not really a great spot for it on the site. He also noted that he is happy that they are giving so much parking on the site and that they will have a dual drive through lane.

Commissioner Ussery asked if the items on the building rendering above the awning were lights. He also asked how many stacking spaces they have. Mr. Altobelli answered that there will be five from the menu board.

Commissioner Voss wanted to make sure there was no conflict with the access drives from CVS and Staff does not believe that there is.

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

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

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The replat 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.

Commissioner Henke asked where the common area lot was and asked about clarification on some of the easements in the replatted lots. He also asked to make sure that there is a minimum house size and that they can still meet the minimums for permitting, which Mr. Altobelli stated that they can.

Commissioner Tutson asked who is responsible for the landscaping. Mr. Altobelli stated that the HOA is responsible for the common area lot and the homeowners would be responsible for the Atmos gas easement on their own lots.

Commissioner Tutson opened the public hearing at 7:35 pm.

Resa Gilmore 2114 Evelyn Cir- asked what setbacks were being adjusted.

Commissioner Tutson closed the public hearing at 7:36 pm.

There was no vote made by the Commission. They felt the wording of the agenda item did not allow for it.

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

Ms. Stathatos gave a presentation about the proposed zoning.

Commissioner Tutson opened the public hearing at 7:46 pm.

Scott Intrieri 611 Haven- He is opposed to a commercial building in the center of the neighborhood since they had previously advertised that commercial would be in the front of the subdivision. It is also next to the community pool. It will cause more traffic and it is unsafe for the large amount of kids in the neighborhood. He stated that he thinks their traffic study is outdated and doesn't account for all of the families moving in. Commercial uses should be restricted to the front or somewhere else, not in the middle of the neighborhood.

Karla Beaty 2213 Nuehoff- Traffic is a major concern, because who knows when they will actually widen the roads. School traffic already flows out in to the street and she thinks the daycare will not provide ample parking like they claimed. She stated she went to two different children's lighthouse daycares, and since they were busy on a Sunday, she worries that it will not be a Mon-Fri use. She doesn't think the elevation of the day care will blend well with the look of the community and existing homes. She doesn't understand why it isn't being located at the front where the commercial should be. She looks out of the front of her home to that lot and doesn't want to look straight out onto the daycare every day.

Neal Beaty 2213 Nuehoff- Traffic is a concern, and he opposes the location being in the middle of the neighborhood. He stated he thinks the traffic study is outdated. He is concerned that since we only have two entrances and the developer purchased more land, that the community will only grow and the traffic will get worse. He believes this is a magnet for not only the homeowner congestion, but it will also bring more traffic in to the subdivision to make the existing traffic issue worse. He also stated that the signature lighthouse concept does not match the aesthetics of the neighborhood.

Resa Gilmore 2114 Evelyn Cir- She is a national real estate developer and knows what can/should be done in master planned communities. She doesn't believe it is an appropriate use for the site. She stated that she thinks the traffic study is outdated. She believes that the developer is attempting to making the infrastructure better, but it isn't up to the standard of living that it should be. She doesn't think it makes sense for commercial uses to be in the center of the subdivision, and that it should be at the front. The residents have made a significant investment by buying in this community and she asks that the city protect that investment and the current zoning of the property.

Robert Sweetnam 2105 Nuehoff- He stated that he is not ok with putting commercial in the center of the neighborhood. Combining people coming from 6-9 am to drop off kids with the school traffic, is only going to make the traffic issue worse. Especially if you are bringing in even more people from outside of the community. He has made a significant investment and doesn't think it is ok for the developer to make a profit off of a piece of land that should be a park. He believes the daycare should be on a main street and not in the middle of a neighborhood. He stated that he has ran daycares for long enough to know that it is a terrible location for one.

Susan Marchand 639 Brook- She stated that she is concerned about the traffic and the idea of a daycare located in the neighborhood instead of off of a main thoroughfare like Highway 5. She stated that they confronted the property owner (developer) as to why they wouldn't put the daycare in the front and they said they would have to break a plot of land to put a daycare there and they refused. She said that this did not sit well with her and stated that the developer came out and was not met with good vibes. Therefore the City needs to put their foot down and say no, and make them put it in the front of the subdivision or on one of the other main thoroughfares in Anna.

Ashley Mendiola-Smith 533 Haven- She stated that she holds the first chair of the social committee for the subdivision. She has gone back and forth a lot on this topic. She stated that she is a stay at home mom and has had to put her kids in daycare. She posted a poll up on the facebook page where the majority said they did not want anything there and the next vote is that they were ok with the daycare. She stated that these residents don't speak out because of the drama but did vocalize that they are ok with the daycare. Her take is that we are paying for the upkeep on the lot but if they no longer have to, then it makes it easier on the HOA. A daycare is a lesser of two evils compared to another commercial use.

Bruce Norwood 1133 Elizabeth- He stated that he is in favor of the zoning because it is a prime location and otherwise it will be some other heavier commercial use. He believes daycares are needed in Anna. Rejection of one will lead to non consideration for others in the future. He believes it is a good location for the type of road and its close location to the elementary school. He stated that this way, they can watch children after school without the need for a bus. He stated that he knows his points are contrary to most traffic concerns and believes the resentment is due to the developers broken promises and should not be held against the applicant.

Georgia King 2423 Thayne- She stated that she has a 2nd grader at Harlow and is on a waiting list on another daycare in town. She is in favor of the daycare and feels most of the traffic is from the community

and parents who are already dropping their kids off at school. She wants to be able to pick up her kid 2 blocks away to start her night instead of from across town. She also is uncomfortable with the fact that the buses and vans have to transport the children and she sees too many wrecks, so she would rather her child walk across the parking lot to a daycare instead of them driving her. She stated there are safety protocols at the pool already, since there is already an elementary school near there so adding a daycare should not be a safety concern. She stated that she hopes they put in the daycare for the parents like her who need it.

Wayne Marchand 639 Brook- He stated he is in opposition of the zoning due to traffic. He believes that starting construction during the middle of the current and future construction will only make the traffic worse. He stated that he believes it should be put up front where they were originally told commercial would go.

John Kizlyk 607 Haven- He stated that he has concerns about the current traffic and the construction traffic that is going on right now. He stated there have been many close calls with construction traffic already which is why several people have already been side swiped and in accidents at that intersection and others. He doesn't believe Sharp is built out enough to accommodate the traffic. The intersection at Finley is narrow and a sharp turn that he believes is too dangerous for all of the construction and neighborhood traffic. He stated that he believes the neighborhood is not opposed to the daycare, they are just opposed to the location. He would prefer it be at the front of the neighborhood near Finley where it is still within close proximity to the school. He asked that the Commission give consideration to allow the developer to complete the roads before a daycare goes in, especially in the middle of the subdivision.

Donna Kizlyk 607 Haven- She wanted to state that they are not only considering a daycare, but also another commercial use. Those commercial uses would be a great detriment to the community if they are located right next to the resident's pool and the school. She stated that she does not believe that type of development is needed there, and that the City should hold the developer to his promises and make them put it at the front of the community.

Travis Strang 2114 Nuehoff- He stated one of his concerns is the headlights shining into his windows at early hours due to the traffic. He has small children as well that are woken up by this traffic and doesn't want to increase it. He explained that one of his kids goes to harlow and one is at daycare and he has no problem with driving out of the neighborhood to pick up his kids to bring them home. Another concern is that he is upset about the façade of the children's daycare. He doesn't believe that it matches the houses in the subdivision. He stated that he made a significant investment and feels this will effect his home value. He also stated that as a parent of a child who goes to the elementary school, he is worried about the safety of the children walking and riding their bike to school. A lot of the children in the neighborhood do and despite everyone's best effort, accidents happen and he doesn't want to increase traffic and and provide more opportunity for someone to hit his kids. He also stated that construction of the the daycare and of the future middle school at the same time will only make traffic worse. Having only one way in and one way out is unsafe and will only make the traffic worse, especially with construction. He believes the traffic study is outdated, since the subdivision now has apartments and a large amount of homes added since then. He is concerned that this will only make traffic conditions worse and increase the safety risks for the residents.

Commissioner Tutson read into record the mailed in submittals of residents at the time of the meeting.

Craig Sterling-1020 Sharp is opposed.

Kevin Bickham-1240 Tiana is opposed.

Amber Johnson- 612 Haven is opposed.

The property owner also submitted his response that he is in favor.

After the meeting the following responses were received by the City.

Anthony Laurienti- 1010 Sharp is opposed.

Anita Maples- 636 Brock is opposed.

Commissioner Tutson closed the public hearing at 8:20 pm

Commissioner Tutson stated that he feels uncomfortable voting on this until the agenda language is clearer on whether they can vote on the zoning or not. He expressed that he wants to table the item.

The realtor of the applicant then came up to speak and stated that this property is being marketed as commercial, and it will have to eventually be rezoned for commercial regardless. He stated that Children's Lighthouse searches for properties that are specifically close to elementary schools. He believes the daycare will help with the tax base of the City. He also noted that they have a traffic study that was approved by the City that states at peak hours the contribution will be minimal. He stated that the other commercial use next to the daycare doesn't make sense until Anna is built out more.

The engineer of the applicant, Anna Blackwell then came to speak and stated that the traffic study was done in April 2018 and approved by the city. She explained that the studies are prepared for existing conditions and for build out conditions. That this study was prepared for the buildout conditions up to 2023 taking in to account the zoning and land use maps and also the future development of Anna Ranch and the Middle School. She stated that in 2018 the study shows that there were 369 cars in the morning peak and 113 in the afternoon and after buildout in 2023 there will be 555 in the morning peak and 179 in the afternoon. She stated that a typical Children's lighthouse has 25 vehicles in the morning peak and 25 in the evening. She mentioned that the drop off times are spread out throughout the morning from 6:15 to 9:00 am. Pick-up times at the daycare will start at 3:15 pm, when the Elementary School gets out. She stated that only 6.3% of traffic in the morning and 18.1% in the afternoon, per 2018 numbers, will be from the Children's Lighthouse traffic. Once it is built out, she stated it will be 4.3% of morning traffic and 12.3% in the afternoon.

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

A motion was made by Commissioner Callaham to table the item until the December meeting since the Commission did not feel the agenda allowed them to vote on the zoning, so therefore could not vote on the Concept plan. Commissioner Tutson seconded the motion to table the item and it passed unanimously.

It was then noted to citizens that the item will no longer be on the City Council meeting agenda in November, but that this item will be on the December Planning and Zoning agenda and then hopefully on the Council meeting following that on Dec 10th.

Commissioner Henke made a comment that they have seen previous items in this area that differ from the look of the subdivision that have been turned down and therefore believes the questions and concerns about the building façade are valid. He believes they should follow the same criteria and standards for the homes and not allow a large lighthouse on the top. He asked if Staff could check with the City Attorney to see if they can control the elevations of the building within the zoning request.

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

A motion was made by Commissioner Henke to approve the minutes, seconded by Commissioner Callaham. The vote was unanimous.

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

A motion was made by Commissioner Voss to approve the minutes, seconded by Commissioner Henke. The vote was unanimous.

10. Adjourn

A motion was made by Commissioner Callaham, seconded by Commissioner Ussery to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:46 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:
