



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 6, 2020 @ 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, January 6, 2020, 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 Morales Estates, Block A, Lot 1 Development Plat. **Applicant: Iris Morales**
5. Consider/Discuss/Action on recommendation regarding the Quail Creek Run Place, Block A, Lots 1, 2, 3, & 4 Minor Plat. **Applicant: Steven DePriest**
6. Consider/Discuss/Action on recommendation regarding the Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11 Preliminary Plat. **Applicant: Kimley-Horn, Joe Fraccaro, PE**
7. Consider/Discuss/Action on recommendation regarding the Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11 Site Plan. **Applicant: Kimley-Horn, Joe Fraccaro, PE**
8. 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.

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

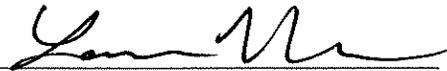
Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

9. A) Conduct a public hearing to consider public comments to amend Planned Development-765-2018 on 81.8± acres in order to allow the additional land use of multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and Suzie Lane. **Applicant: Nathan McCarthey**

B) Consider/Discuss/Action on a recommendation regarding the request to amend the zoning of Planned Development-765-2018 to allow for the additional land use of multiple-family residence with modified development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, MR HiPoint, Block A, Lots 1 & 2, associated with the rezoning request.
10. Consider action to approve minutes of the December 2, 2019 Planning and Zoning meeting.
11. Adjorn

This is to certify that I, Lauren Mecke, Planner II, 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. January 3, 2020.



Lauren Mecke
Planner II

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



Item No.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Location Map

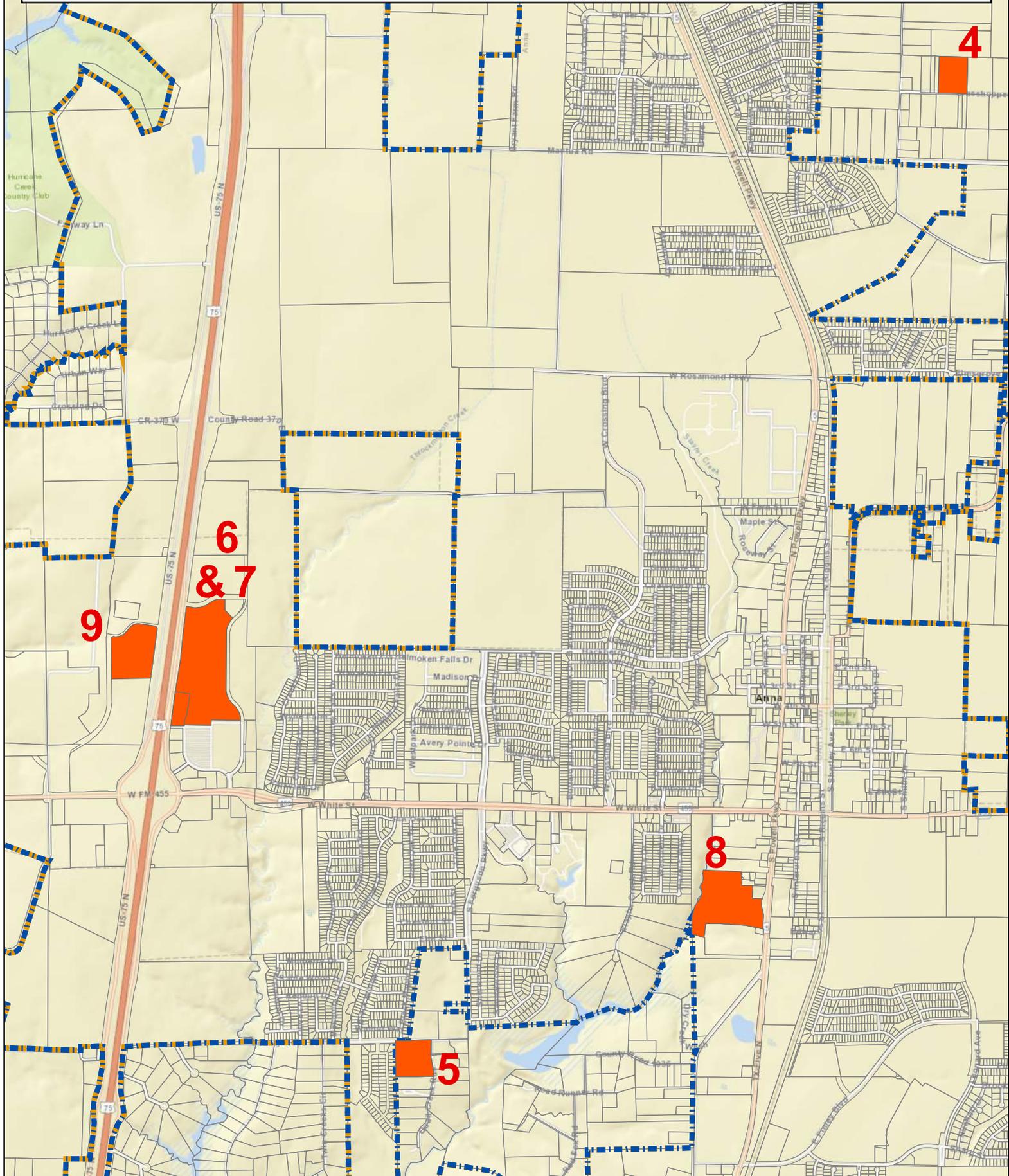
SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	1/2/2020	Exhibit

City of Anna January 6th, 2020 Planning & Zoning Meeting Map



Agenda Items City Limits ETJ Parcels

0 0.25 0.5 1 Miles

N



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discussion/Action on recommendation regarding the Morales Estates, Block A, Lot 1, development plat. **Applicant: Iris Morales.**

SUMMARY:

Mobile home on one lot on 7.0± acres located on the north side of Grasshopper Lane, 650± feet east of County Road 426. The tract of land is located within the City of Anna extra territorial jurisdiction.

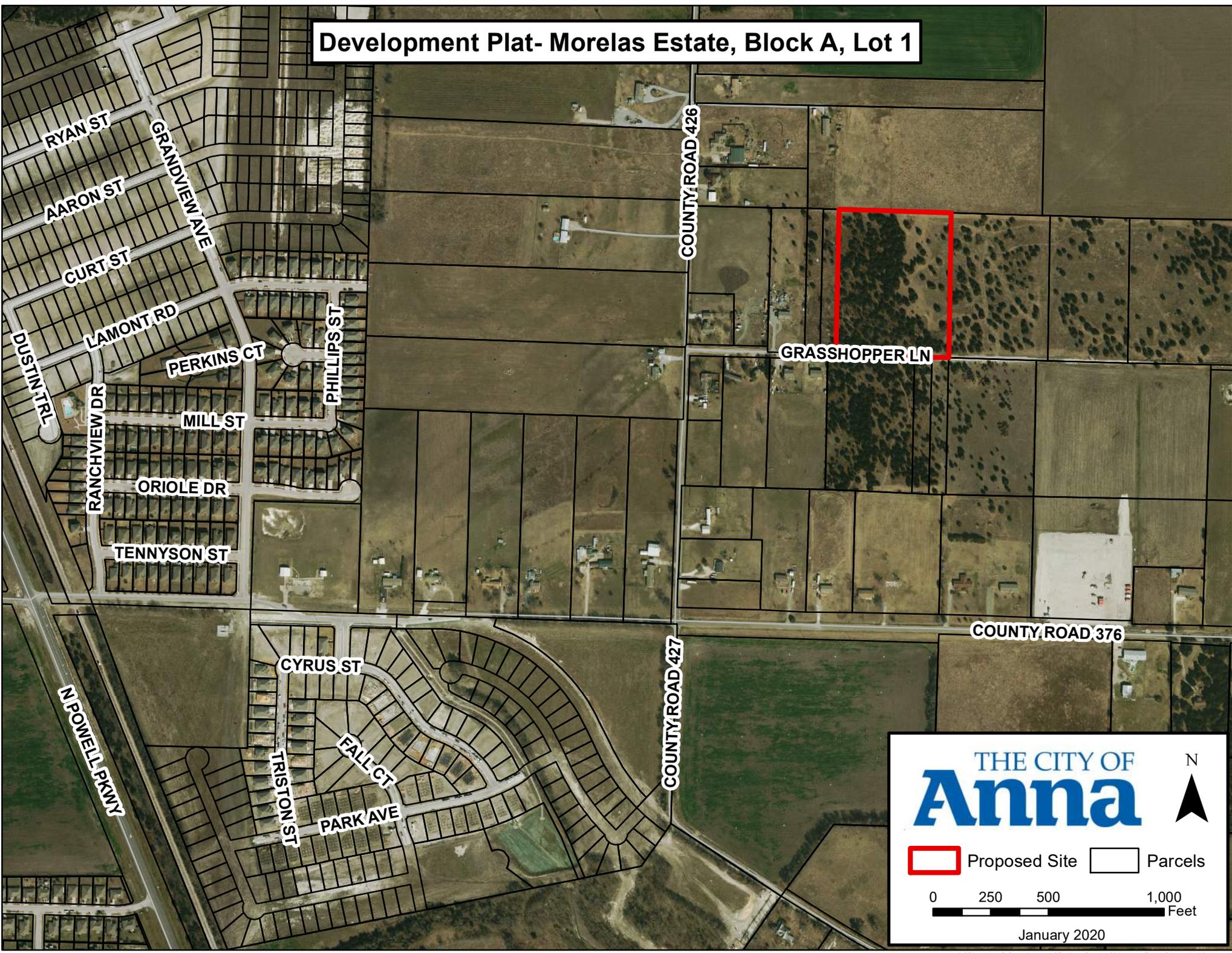
STAFF RECOMMENDATION:

Recommended for denial as explained in staff's report.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/2/2020	Exhibit
Staff Report	1/3/2020	Staff Report

Development Plat- Morelas Estate, Block A, Lot 1



THE CITY OF
Anna

N

Proposed Site Parcels

0 250 500 1,000
Feet

January 2020

CITY OF ANNA
PLANNING & ZONING COMMISSION

January 6, 2020

Agenda Item No. 4

Applicant: Iris Morales

DESCRIPTION:

Mobile home on one lot on 7.0± acres located on the north side of Grasshopper Lane, 650± feet east of County Road 426. Zoned Extraterritorial Jurisdiction (ETJ).

REMARKS:

The applicant has submitted a development plat for a residential property, as seen in Exhibit A. Staff did not received a corrected plat for review prior to this Planning & Zoning Commission meeting.

ISSUES:

State Law Requirements

Chapter 212 of the State of Texas Local Government Code outlines the requirements of cities to process plats within a timely manner. Under this law, staff must bring forward to the Planning & Zoning Commission any plat that was submitted regardless of completeness. In accordance with the law, the Planning and Zoning Commission will make one of the following recommendations to City Council: approval as submitted, approval with conditions, or denial with explanation directly related to the requirements under the municipal ordinances.

Section 212.009 (Approval Procedure: Initial Approval) of the Local Government Code allows an applicant to request a 30-day extension in writing. Staff did not receive a 30-day extension request.

Out of Compliance with the Subdivision Ordinance

The applicant did not provide proof of ownership as required in the Subdivision Ordinance in Subsection f (Proof of landownership) of Section 9.02.041 (General requirements for plats) and Subsection h (Submittal requirements) of Section 9.02.045 (Development plats).

The applicant has failed to prove access to water and wastewater facilities as is required in Subsection a (Adequate service for areas proposed for development, generally) of Section 9.02.004 (Adequate public facilities policy).

The applicant failed to resubmit a corrected copy of the plat in accordance with the Subdivision Ordinance. Subsection e (Submission procedures and city review process for all types of plats) of Section 9.02.041 (general requirements for plats), reads as follows:

(5) *Re-submission and scheduling.*

(A) Failure to re-submit corrected copies of the plat and other application materials (including engineering plans, if applicable) back to the city in time for adequate review prior to the planning and zoning commission [meeting] shall be cause for the planning department to forward the plat application to the commission as it was originally submitted rather than the corrected version of the plat unless the applicant agrees in writing that the date of filing of the plat application shall be deemed to have occurred not more than 29 days prior to the next regular meeting of the planning and zoning commission that follows a determination by the planning director that the application is complete.

(B) If, upon re-submission of the corrected plat to the city, the planning director determines that the application does not comply with the technical requirements of the subdivision regulations, the plat application may be subject to expiration or denial in accordance with these subdivision regulations.

(C) After the plat has been scheduled on an agenda (or at any time prior), the applicant may request, in writing, to withdraw official filing of the plat in order to allow the applicant more time to correct deficiencies, address concerns, or otherwise improve the plat pursuant to these subdivision regulations. After receipt of the request, the city may delay action on the final plat until 30 days after the applicant officially re-files the plat.

Collin County Plat Filing Requirements

Additionally, the plat as submitted does not have the required information for filing with the Collin County Clerk's Office. Their list of requirements is attached in Exhibit B.

SUMMARY:

The applicant failed to resubmit changes to the development plat to be in compliance with the subdivision regulations nor submit a 30-day extension request. Staff has reached out to the applicant several times to fix these issues. Due to state law for reviewing plats, the

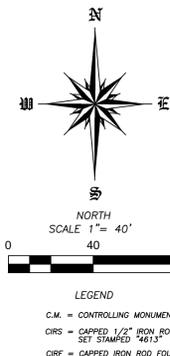
Planning & Zoning Commission is required to make a recommendation to City Council and for the City Council to act on this plat.

RECOMMENDATION:

Recommended for denial due to the above references to the Subdivision Ordinance.

CALLED 10.630 ACRES
KRISHNA &
PADALA NAMBURI
C.C. NO. 20071029001470870
O.P.R.C.C.T.

EXHIBIT A



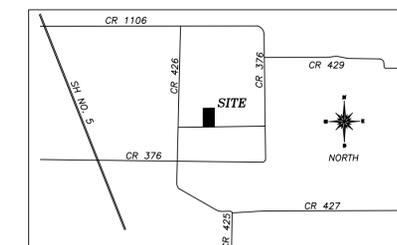
- GENERAL NOTES:
1. The surveyor has not abstracted subject property.
 2. This survey is subject to all easements of record.
 3. Copyright 2019, Surdukan Surveying, Inc.
 4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
 5. The original copy will have original signatures, stamp seal and an impression seal.
 6. The bearings shown on the north line (S 88°35'02" E) of the survey is based on the north line of the called 7.00 acre tract of land recorded in Instrument No. 20170316000338530, Official Public Records of Collin County, Texas.

LEGAL DESCRIPTION

BEING a tract of land situated in the Robert Whitaker Survey, Abstract No.1011, Collin County, Texas, and being all of a 7.00 acre tract conveyed to Jose H. Morales and Antonio Morales as recorded in Instrument No. 20170316000338530, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
 BEGINNING at a capped 1/2" iron rod stamped "6578" found for corner at the southwest corner of said 7.00 acre tract, said iron rod being in Grasshopper Lane, said iron rod being N 27°20' E a distance of 1315±' from the southwest corner of the said Robert Whitaker Survey;
 THENCE N 01°28'02" E a distance of 625.98' to a 1/2" iron rod found for corner;
 THENCE S 88°35'02" E a distance of 484.25' to a capped 1/2" iron rod found stamped 4488 for corner;
 THENCE S 01°03'08" W a distance of 627.46' to a capped 1/2" iron rod stamped 4488 found for corner;
 THENCE N 88°27'48" W a distance of 54.06' to a capped 1/2" iron rod stamped 4613 set for corner;
 THENCE N 88°24'21" W a distance of 434.74' to the POINT OF BEGINNING and containing 304,921 Square Feet, 7,000 Acres of land.

FLOOD NOTE

This property falls in Zone X according to the Flood Insurance Rate Maps, Panel No. 48085C0070J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency.

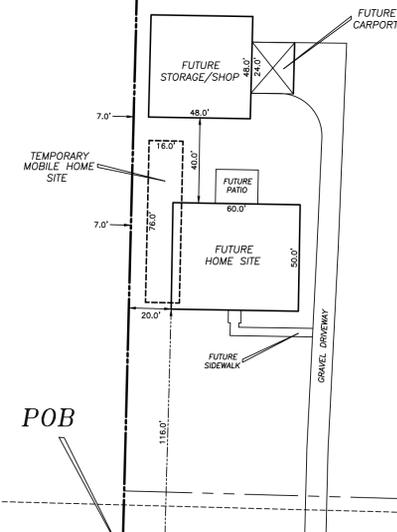


VICINITY MAP
NOT TO SCALE

**LOT 1, BLOCK 1
7.000 ACRES
304,921 SQ. FT.**

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

CALLED 1.000 ACRES
MICHEL ANCEL &
MARIE MICHELE BLUETTE
C.C. NO. 201703030000831140
O.P.R.C.C.T.



EASEMENT ESTATE
C.C. NO. 20160510000567490
O.P.R.C.C.T.

CALLED 5.00 ACRES
CELIA &
DANIEL CALDERON
VOLUME 2234, PAGE 499
O.P.R.C.C.T.

CALLED 1.000 ACRES
PERISA REAL ESTATE, LLC
C.C. NO. 20160609000718810
O.P.R.C.C.T.

CALLED 0.896 ACRES
OLA BENTLEY PERSONAL
C.C. NO. 20161013001116320
O.P.R.C.C.T.

CALLED 5.14 ACRES
JOAQUIN &
HUGO MARTINEZ
C.C. NO. 20160707000863910
O.P.R.C.C.T.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

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



**DEVELOPMENT PLAT
MORALES ESTATES
BLOCK 1, LOT 1
BEING 7.000 ACRES OUT OF THE
ROBERT WHITAKER SURVEY
ABSTRACT NO. 1011
COLLIN COUNTY, TEXAS**

OWNER: **JOSE H. MORALES & ANTONIO MORALES**
SURVEYOR: **SURDUKAN SURVEYING, INC.**
P.O. BOX 126
ANNA, TEXAS 75409
1334 PROGRESO DR
HOUSTON, TEXAS 77038
(972) 924-8200
FIRM NO. 10069500

SOUTHWEST CORNER
ROBERT WHITAKER SURVEY
ABSTRACT NO. 1011



COLLIN COUNTY

EXHIBIT B

Stacey Kemp
County Clerk
2300 Bloomdale Road
Ste. 2106
McKinney, Texas 75071
972-548-4185
972-547-5731 Fax
www.collincountytx.gov

Requirements For Filing A Plat In Collin County

SPECIFICATIONS FOR FILING PLATS:

NO FILINGS OF PLATS WILL BE ACCEPTED AFTER 3:30 pm

1. The size of the plat shall be **NO LARGER OR SMALLER** than 24" x 36".
2. The County Clerk's Office requires one black line copy with all **ORIGINAL** seals and signatures; **NO EXCEPTIONS**.
3. The plat must show the following:
 - A) Certification and Dedication by owner (addition name in dedication and title block must be the same).
 - B) Certification by a Registered Professional Land Surveyor.
 - C) Certification and approval by the city (if within the city's ETJ).
 - D) Approval by Commissioners' Court (if needed).
 - E) Complete Legal Description; a replat must reference the original plat information.
4. Signatures must be original and names must be printed under each signature. If the owner is a company that company name must be above the signature.
5. Signatures must be acknowledged. Notary's name must be printed under each signature. Notary's seal must be affixed and legible, and the notary expiration date must be shown.
6. Seals must be affixed by whoever approves the plat, whether it is the city or the county, as well as the surveyor and notary.
7. Tax Certificates from each taxing entity (signed, and sealed from County Tax Office). School and City Taxes not collected through the County may not have a seal, but must have original signatures.
8. All stamps and seals **MUST** be legible.

EXTRATERRITORIAL JURISDICTION (ETJ)-Area outside a City's limits so designated to fall in the City's "sphere of influence"

SUBDIVISION WITHIN EXTRATERRITORIAL JURISDICTION: If the location of the subdivision is within the extraterritorial jurisdiction of any city or town within Collin County, Texas the plat shall be approved by the governing body of that jurisdiction and so indicated on the face of the plat.



Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discussion/Action on recommendation regarding the Qual Creek Run Place, Block A, Lots 1-4, minor plat. **Application: Steven DePriest**

SUMMARY:

Four residential lots on 8.6± acres located at the southwest corner of Taylor Boulevard and Quail Creek Run. The tracts of land are located within the City of Anna extra territorial jurisdiction.

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/2/2020	Exhibit
Resolution with Exhibit	1/3/2020	Resolution

Minor Plat- Quail Creek Run Place

BLACK WILLOW TRL

CEDAR WOOD TRL

BLACK MAPLE DR

WALNUT WAY

TAYLOR BLVD

S FERGUSON PKWY

SHERWOOD DR

BEAR CREEK DR

QUAIL CREEK RUN

THE CITY OF
Anna



 Proposed Site  Parcels

0 125 250 500
Feet

January 2020

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE QUAL CREEK RUN PLACE, BLOCK A, LOTS 1, 2, 3, & 4, MINOR PLAT

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Steven DePriest has submitted an application for approval of the Quail Creek Run Place, Block A, Lots 1, 2, 3, & 4, minor plat;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Development Plat.

The City Council hereby approves the Quail Creek Run Place, Block A, Lots 1, 2, 3, & 4, minor plat attached hereto as Exhibit A.

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

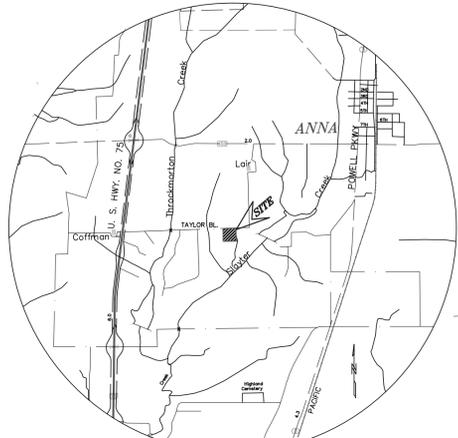
ATTEST:

APPROVED:

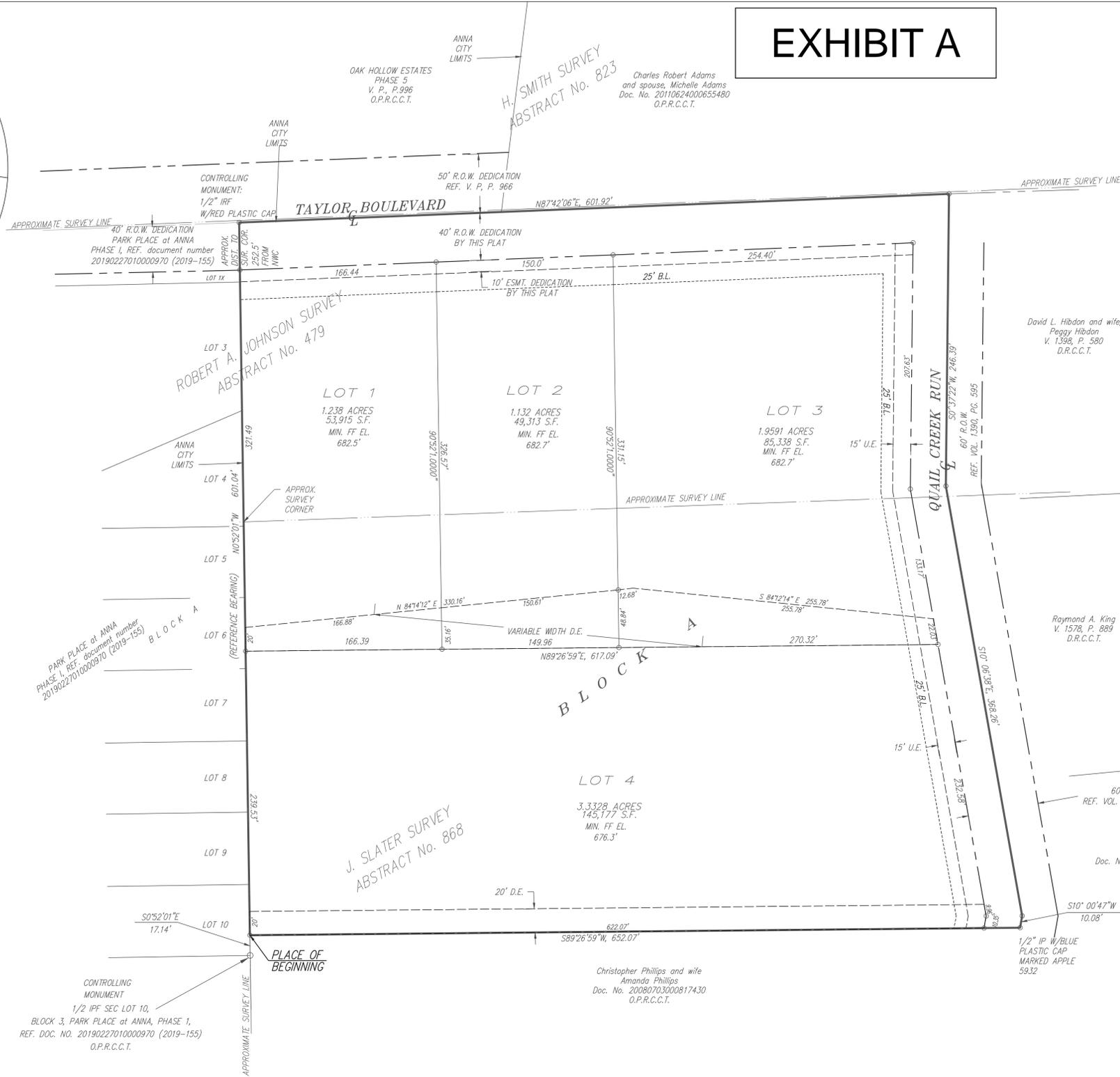
City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A



LOCATION MAP
NO SCALE



STATE OF TEXAS

COLLIN COUNTY

OWNERS' CERTIFICATE

WHEREAS, Kurtis A. Clifton and Amanda D. Clifton are the owners of an 8.616 acre tract of land, "Lot 1 and Lot 2" described in a deed recorded document number 20190507000511370, Official Public Records Collin County, Texas;

BEGINNING at a half inch iron rod set with a blue cap stamped "APPLE 5932" for the southwest corner of said LOT 2 and being the east line of Park Place at Anna Phase 1, an addition to the City of Anna, Collin County, Texas, recorded in document number 20190227010000970 or 2019-155, Official Public Records of said county;

THENCE North 0 degrees 52 minutes 01 seconds West, with the west line of said LOT 2 and the east line of said Park Place at Anna Phase 1, a distance of 601.04 feet to a half inch iron rod found with red cap for the northwest corner of said LOT 2 and being the northeast corner of said Park Place at Anna Phase 1, said iron rod being near the center of Taylor Boulevard

THENCE North 87 degrees 42 minutes 06 seconds East, with the north line of said LOT 2, LOT 1 and being near the center of said Taylor Boulevard distance of 601.92 feet to a half inch iron rod set with a blue cap stamped "APPLE 5932" for the northeast corner of said LOT 1;

THENCE in a southerly direction with the east line of said LOT 1 and being the center of a 60 foot wide road (QUAIL CREEK RUN) as described in volume 1390, page 595, Deed Records of said county as follows:

South 0 degrees 37 minutes 22 seconds West, a distance of 246.39 feet to a half inch iron rod set with a blue cap stamped "APPLE 5932" for corner;

South 10 degrees 06 minutes 38 seconds East, a distance of 368.26 feet to a half inch iron rod set with a blue cap stamped "APPLE 5932" for corner;

South 10 degrees 00 minutes 47 seconds West, a distance of 10.08 feet to a half inch iron rod set with a blue cap stamped "APPLE 5932" for the southeast corner of said LOT 1;

THENCE South 89 degrees 26 minutes 59 seconds West, departing said road with the south line of said LOT 1 and 2 a distance of 652.59 feet to the PLACE OF BEGINNING and containing 8.616 acres of land (375,313 S.F.).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, Kurtis A. Clifton and Amanda D. Clifton hereby adopt this plat as QUAIL CREEK RUN PLACE, an addition to Collin County, Texas, and dedicate to the public use forever the streets and easements shown hereon for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein, and further, that the Owners do hereby acknowledge the requirement of completion of all water and sewage collection systems and all street, curb and gutter and drainage improvements and the expense to the Owners and guarantee(s) the performance of same.

WITNESS MY HAND this ___ day of _____, 20__.

Kurtis A. Clifton Amanda D. Clifton

STATE OF TEXAS:

COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

Notary Public in and for Collin County, Texas

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ___ day of _____, 20__.



David Apple R.P.L.S. No. 5932

STATE OF TEXAS:

COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared DAVID APPLE, subscribed to the foregoing instrument and he acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

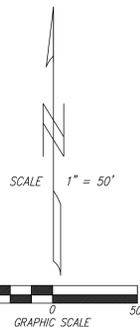
Notary Public in and for Collin County, Texas

CERTIFICATE OF APPROVAL

Approved, this ___ day of _____, 20__, by the City Council of the City of Anna, Texas

Mayer

City Secretary



NOTE: IMPROVEMENTS NOT SHOWN

LEGEND

- 1/2" IPF 1/2" IRON PIN FOUND
- 1/2" IPS 1/2" X 18" IRON PIN SET WITH BLUE PLASTIC CAP MARKED APPLE NO. 5932
- D.E. PROPOSED DRAINAGE EASEMENT
- U.E. PROPOSED UTILITY EASEMENT
- ESMT. PROPOSED EASEMENT
- ROW RIGHT OF WAY
- BL BUILDING LINE

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

Registered Sanitarian or Designated Representative
Collin County Development Services

BEARINGS BASED ON NAD 83, North Central Texas Zone 4202

4 RESIDENTIAL LOTS
MINOR PLAT
QUAIL CREEK RUN PLACE
LOTS 1, 2, 3 & 4, BLOCK A,
AN ADDITION TO COLLIN COUNTY, TEXAS
ETJ ANNA, TEXAS
8.616 ACRES (375,313 S.F.) IN THE ROBERT A. JOHNSON SURVEY,
ABSTRACT NO. 479 AND J. SLATER SURVEY, ABSTRACT NO. 868
COLLIN COUNTY, TEXAS

OWNER:
Kurtis A. Clifton and
Amanda D. Clifton
10464 C.R. 671
Blue Ridge, Texas 75424
972-832-6968

SURVEYOR:
David Apple, RPLS
402 South Morrow Street
Blue Ridge, Texas
75424
469-667-3430



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

A) Conduct a public hearing to consider public comments on the Preliminary Replat for Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11. **Applicant: Kimley-Horn, Joe Fraccaro, PE.**

B) Consider/Discussion/Action on a recommendation regarding the Preliminary Replat request for Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11.

SUMMARY:

Four vacant lots on 38.9± acres located at the southeast corner of U.S. Highway 75 and Hackberry Drive. Zoned Planned Development-648-2014-General Commercial (PD-648-2014-C-2).

The purpose for the preliminary plat is to proposed easements and create lot and block boundaries necessary for the future commercial development.

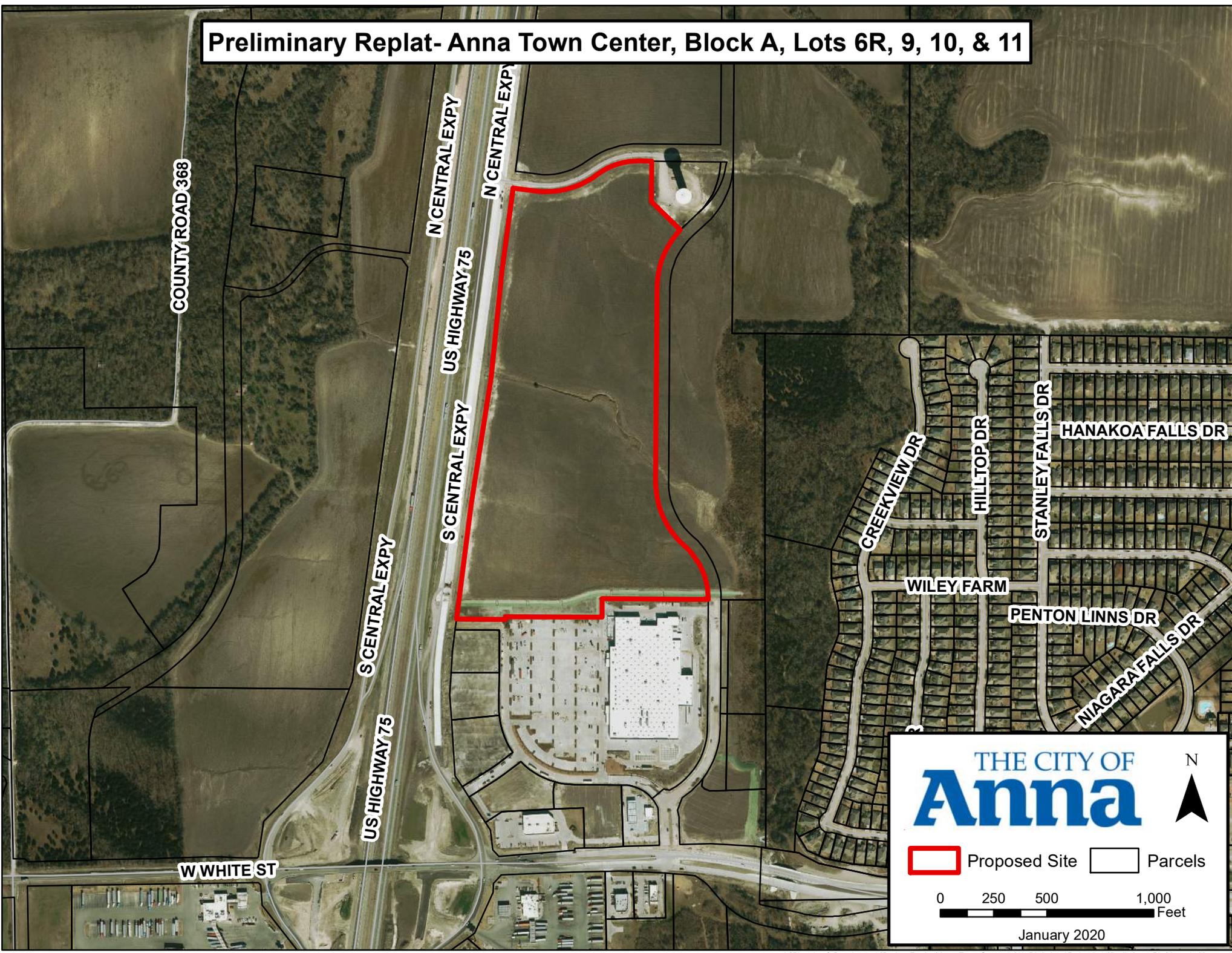
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/2/2020	Exhibit
Resolution with Exhibit	1/3/2020	Resolution

Preliminary Replat- Anna Town Center, Block A, Lots 6R, 9, 10, & 11



THE CITY OF
Anna

N

Proposed Site Parcels

0 250 500 1,000
Feet

January 2020

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A PRELIMINARY REPLAT FOR ANNA TOWN CENTER, BLOCK A, LOTS 6R, 9, 10, AND 11.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.04 the Anna City Code of Ordinances ("Zoning Ordinance"); and

WHEREAS, Q Seminole Anna Town Center, has submitted an application for approval of a preliminary replat for Anna Town Center, Block A, Lots 6R, 9, 10, and 11;

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves the preliminary replat for Anna Town Center, Block A, Lots 6R, 9, 10, and 11 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 14^h day of January 2020.

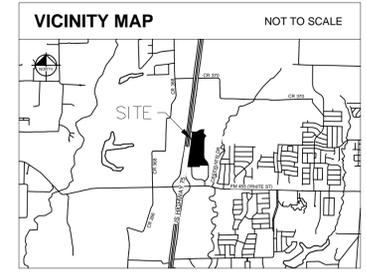
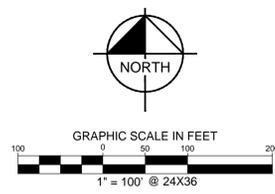
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A PAGE 1 OF 2



LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
X	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	SIGHT VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.D.E.	FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT
F.A.E.	FIRE LANE AND ACCESS EASEMENT
L.E.	LANDSCAPE EASEMENT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	44°10'38"	405.00'	312.27'	N75°31'37"E	304.59'
C2	37°12'43"	325.00'	211.08'	N72°02'39"E	207.39'
C3	43°17'51"	395.00'	298.49'	S22°13'43"W	291.44'
C4	48°52'40"	395.00'	336.97'	S23°51'32"E	326.84'
C5	48°31'39"	335.00'	283.74'	S24°02'02"E	275.33'
C6	14°58'05"	118.00'	30.83'	S16°42'11"W	30.74'
C7	22°22'53"	118.00'	46.09'	S12°59'47"W	45.80'
C8	40°09'39"	30.00'	21.03'	N21°53'09"E	20.60'
C9	89°58'50"	30.00'	47.11'	S35°46'17"E	42.42'
C10	90°01'10"	30.00'	47.13'	N54°13'43"E	42.43'
C11	5°43'05"	257.50'	25.70'	N86°54'41"W	25.69'
C12	10°19'57"	157.50'	28.40'	S85°03'48"W	28.36'
C13	10°19'57"	142.50'	25.70'	S85°03'48"W	25.66'
C14	5°43'05"	242.50'	24.20'	N86°54'41"W	24.19'

GENERAL NOTES:

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

FLOOD STATEMENT:

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

BENCH MARK LIST

TBM #1: Square with "X" cut on the northeast corner of a headwall at the northeast corner of the intersection of F.M. 455 (White Road) and the northbound frontage road of U.S. Hwy. 75
Elev. = 709.11

TBM #2: Railroad spike on the south side of a power on the east side of the northbound frontage road of U.S. Hwy. 75 approximately 1115 feet north of F.M. 455 (White Road).
Elev. = 726.39

Non-Residential Lot Table

Lot No.	Acreage
6R	35.773
9	0.919
10	0.967
11	1.196
Total	38.855

**PRELIMINARY REPLAT
ANNA TOWN CENTER
ADDITION**

BLOCK A, LOTS 6R, 9, 10, & 11
A PRELIMINARY REPLAT OF BLOCK A, LOT 6
ANNA TOWN CENTER ADDITION, BLOCK A, LOTS
5-8, RECORDED IN VOLUME 2019, PAGE 776,
PLAT RECORDS, COLLIN COUNTY, TEXAS

38.855 ACRES
OUT OF THE
THOMAS RATTON SURVEY, ABSTRACT NO. 782,
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER 2019

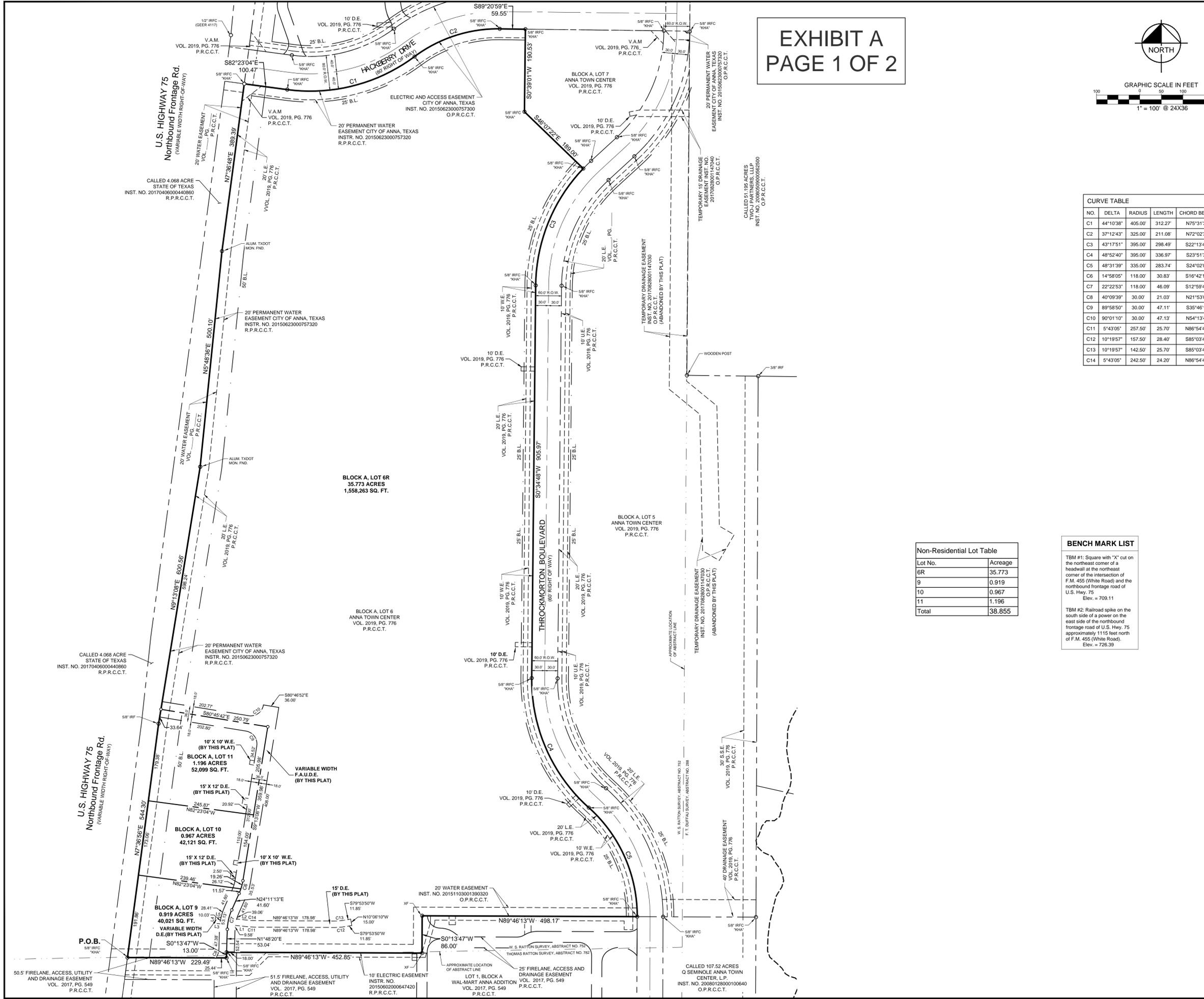
Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MLB	KHA	DEC. 2019	064465504	1 OF 2

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

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



DWG NAME: P:\P\PLAT SURVEY\064465504 PRELIM REPLAT.DWG PLOTTED BY: MARK, MICHAEL, 12/16/2019 10:13 AM LAST SAVED: 12/16/2019 10:09 AM

EXHIBIT A PAGE 2 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

BEING a tract of land situated in the Thomas Ratton Survey, Abstract No. 782, and the W.S. Ratton Survey, Abstract No. 752, City of Anna, Collin County, Texas, and being all of Block A, Lot 6 of Anna Town Center, Block A, Lots 5-8, an addition to the City of Anna, as shown on the Final Plat recorded in Volume 2019, Page 776 of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped with "KHA" found for the northwest corner of Lot 1, Block A of Wal-Mart Anna Addition, an addition to the City of Anna, as shown on the Final Plat recorded in Volume 2017, Page 549 of said Plat Records, same being on the easterly right-of-way line of U. S. Highway 75 (variable width right-of-way), as described in an Agreed Final Judgement to the State of Texas, Case No. 002-00750-2015, recorded in Instrument No. 20170406000440860 of the Real Property Records of said county;

THENCE along the easterly right-of-way line of said U.S. Highway No. 75 as described in said Judgement, the following courses:

North 07°36'56" East, a distance of 544.30 feet to a 5/8-inch iron rod found for corner;

North 09°13'08" East, a distance of 600.56 feet to an aluminum TXDOT right-of-way monument found for corner;

North 05°48'36" East, a distance of 500.10 feet to an aluminum TXDOT right-of-way monument found for corner;

North 07°36'48" East, a distance of 389.39 feet to 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the intersection of the easterly right-of-way line of said U.S. Highway No. 75 with the southerly right-of-way line of Hackberry Drive (80' right-of-way), as dedicated on said Final Plat of Anna Town Center, for the most westerly northwest corner of said Lot 6;

THENCE leaving the easterly right-of-way line of said U.S. Highway No. 75 and along the southerly right-of-way line of said Hackberry Drive, the following courses and distances:

South 82°23'04" East, a distance of 100.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the left having a central angle of 44°10'38", a radius of 405.00 feet, a chord bearing and distance of North 75°31'37" East, 304.59 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 312.27 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a reverse curve to the right having a central angle of 37°12'43", a radius of 325.00 feet, a chord bearing and distance of North 72°02'39" East, 207.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 211.08 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

South 89°20'59" East, a distance of 59.55 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the most northerly northeast corner of said Lot 6 and the northwest corner of Block A, Lot 7 of said Anna Town Center;

THENCE South 00°39'01" West, leaving the southerly right-of-way line of said Hackberry Drive and along the easterly line of said Lot 6, common to the westerly line of said Lot 7, a distance of 190.53 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

THENCE South 46°07'22" East, along a northeast line of said Lot 6 and the southwest line of said Lot 7, a distance of 189.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found in the westerly right-of-way line of Throckmorton Boulevard for the most easterly northeast corner of said Lot 6 and the southeast corner of said Lot 7, said point being beginning of a non-tangent curve to the left having a central angle of 43°17'51", a radius of 395.00 feet, a chord bearing and distance of South 22°13'43" West, 291.44 feet;

THENCE along the easterly line of said Lot 6 and the westerly line of said Throckmorton Boulevard, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 298.49 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

South 00°34'48" West, a distance of 905.97 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the left having a central angle of 48°52'40", a radius of 395.00 feet, a chord bearing and distance of South 23°51'32" East, 326.84 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 336.07 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a reverse curve to the right having a central angle of 48°31'39", a radius of 335.00 feet, a chord bearing and distance of South 24°02'02" East, 275.33 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 283.74 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the most easterly southeast corner of said Lot 6 and northeast corner of the aforementioned Lot 1, Block A of Wal-Mart Anna Addition;

THENCE along the southerly line of said Lot 6 and the northerly line of said Lot 1, Block A of Wal-Mart Anna Addition, the following courses and distances:

North 89°46'13" West, a distance of 498.17 feet to an "X" cut in concrete found for corner;

South 00°13'47" West, a distance of 86.00 feet to an "X" cut in concrete found for corner;

North 89°46'13" West, a distance of 452.85 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 00°13'47" West, a distance of 13.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 89°46'13" West, a distance of 229.49 feet to the **POINT OF BEGINNING** and containing 38.855 acres (1,692,504 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Q SEMINOLE ANNA TOWN CENTER, LP: acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **ANNA TOWN CENTER ADDITION, BLOCK A, LOTS 6R, 9, 10, & 11, REPLAT OF BLOCK A, LOT 6**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

WITNESS, my hand at _____, this the _____ day of _____, 2020.

Q Seminole Anna Town Center, L.P.

By: _____

(Printed Name)

(Title)

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

Approved this _____ day of _____, 2020,
by the City Council of the City of Anna, Texas.

Mayor

City Secretary

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

**PRELIMINARY REPLAT
ANNA TOWN CENTER
ADDITION
BLOCK A, LOTS 6R, 9, 10, & 11**
A PRELIMINARY REPLAT OF BLOCK A, LOT 6
ANNA TOWN CENTER ADDITION, BLOCK A, LOTS
5-8, RECORDED IN VOLUME 2019, PAGE 776,
PLAT RECORDS, COLLIN COUNTY, TEXAS

38.855 ACRES
OUT OF THE
THOMAS RATTON SURVEY, ABSTRACT NO. 782,
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
DECEMBER 2019

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MLB	KHA	DEC. 2019	064465504	2 OF 2

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

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



Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Site Plan for Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11

SUMMARY:

Four vacant lots on 38.9 ± acres located at the southeast corner of U.S. Highway 75 and Hackberry Drive. Zoned Planned Development-648-2014-General Commercial (PD-648-2014-C2). **Applicant contact: Kimley-Horn, Joe Fraccaro, PE.**

The purpose of the Site Plan is to show the proposed site improvements.

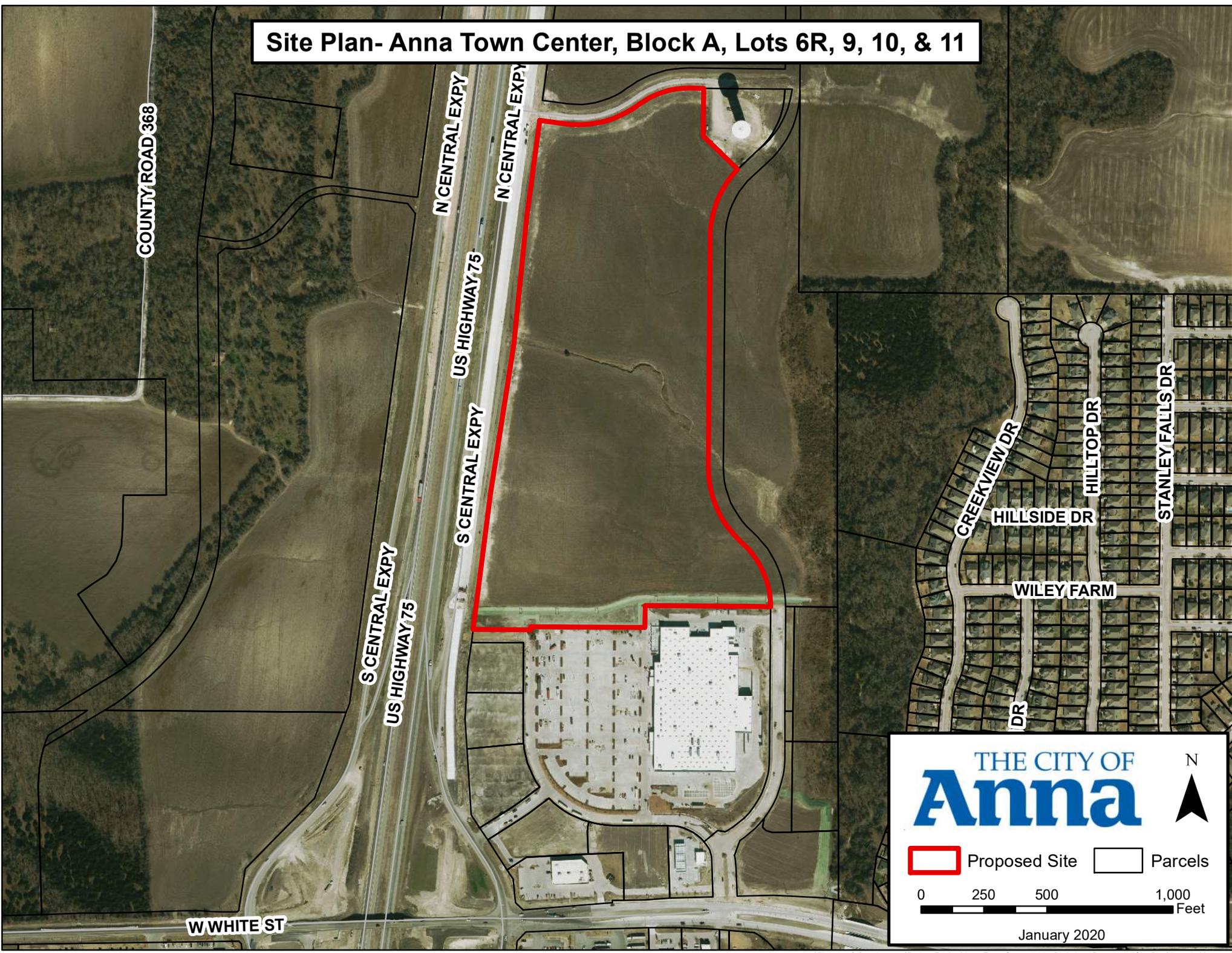
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/2/2020	Exhibit
Resolution with Exhibit	1/3/2020	Resolution

Site Plan- Anna Town Center, Block A, Lots 6R, 9, 10, & 11



THE CITY OF
Anna

N

Proposed Site Parcels

0 250 500 1,000
Feet

January 2020

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN FOR ANNA TOWN CENTER, BLOCK A, LOTS 6R, 9, 10, AND 11.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.04 the Anna City Code of Ordinances ("Zoning Ordinance"); and

WHEREAS, Q Seminole Anna Town Center, has submitted an application for approval of a site plan for Anna Town Center, Block A, Lots 6R, 9, 10, and 11;

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves the site plan for Anna Town Center, Block A, Lots 6R, 9, 10, and 11 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 14^h day of January 2020.

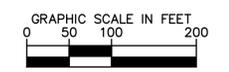
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

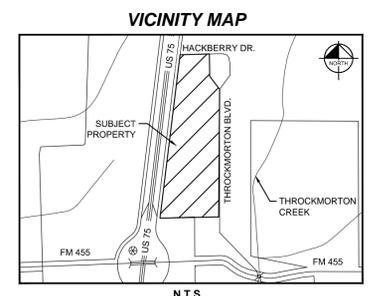
Mayor, Nate Pike

EXHIBIT A PAGE 1 OF 2

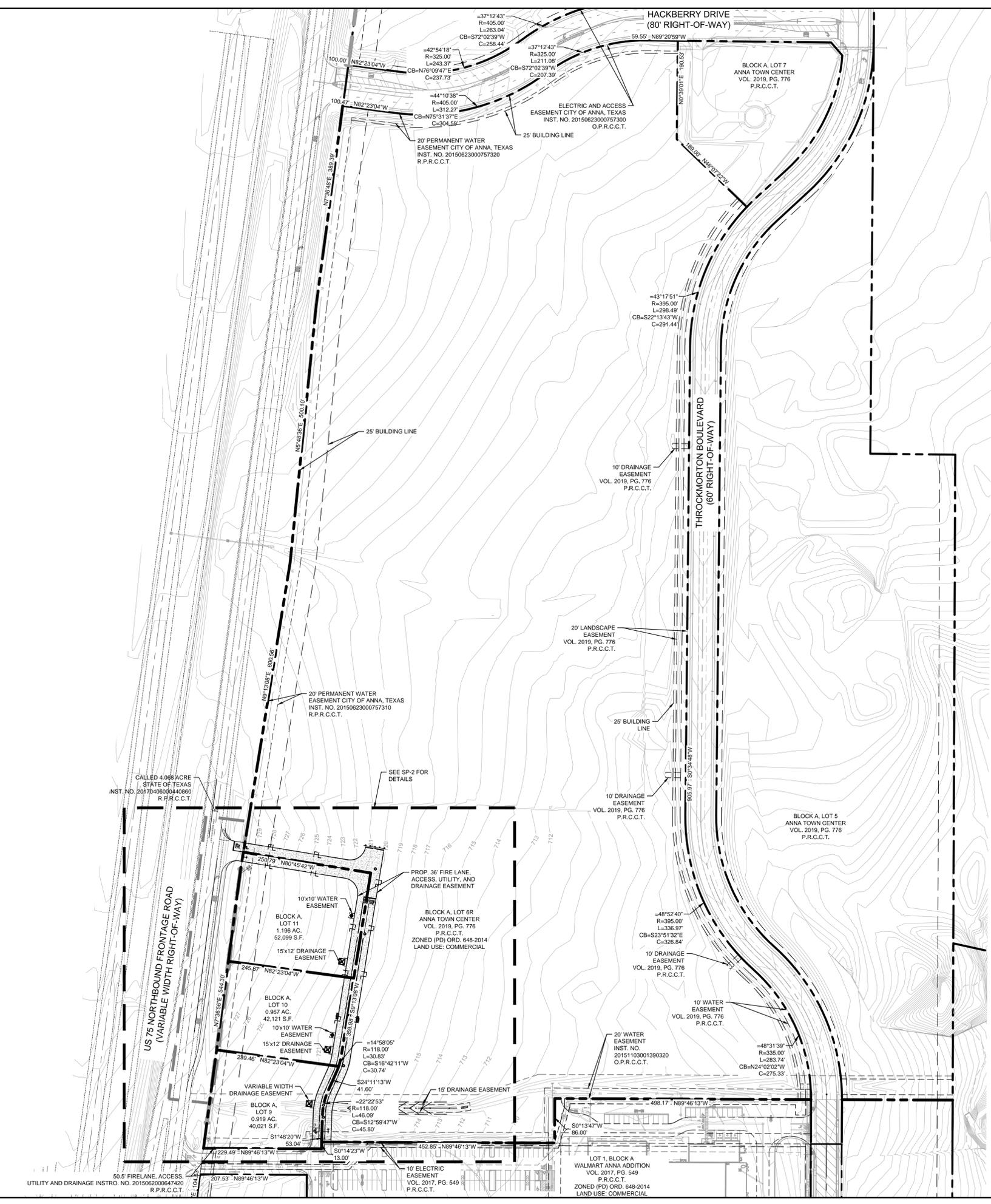


LEGEND	
PROPERTY LINE	---
SAWCUT LINE	- - - - -
PROPOSED CURB	---

SITE DATA SUMMARY TABLE	
LAND USE	COMMERCIAL
ZONING	(PD) ORD. 648-2014
LOT AREA GROSS	1,692,504 S.F. (38,855 A.C.)
TOTAL IMPERVIOUS AREA	± 29,422 S.F.



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE PLAN
ANNA TOWN CENTER
INFRASTRUCTURE IMPROVEMENTS

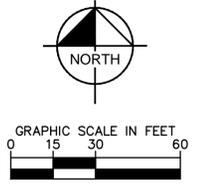
BLOCK A, LOTS 6R, 9, 10, AND 11
± 38,855 A.C.

THOMAS RATTON SURVEY, ABSTRACT NO. 782
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
SUBMITTED: DECEMBER 4, 2019

<p>OWNER: Q SEMINOLE ANNA TOWN CENTER, LP 8111 WESTCHESTER DR., SUITE 800 DALLAS, TX 75225 PHONE: 214-864-3249 CONTACT: BRIAN BISCHOFF</p>	<p>ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972-770-1300 CONTACT: JOE FRACCARO, P.E.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

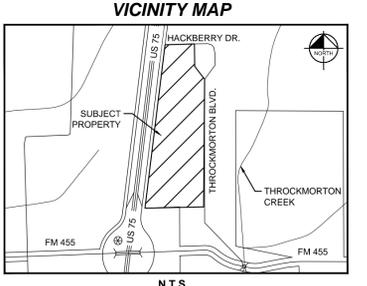
<p>ANNA TOWN CENTER LOTS 6R, 9, 10, AND 11 PREPARED FOR CHIEF PARTNERS, LP <small>CITY OF ANNA, TEXAS</small></p>	<p>SITE PLAN</p> <p>SHEET NUMBER SP-1</p>								
<p>Kimley-Horn</p> <p>13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.</p>								
<p>KHA PROJECT: 063227006 DATE: 11/12/2019 SCALE: AS SHOWN DESIGNED BY: JAF DRAWN BY: ARW CHECKED BY: JAF</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY				
NO.	REVISIONS	DATE	BY						

EXHIBIT A PAGE 2 OF 2



LEGEND	
PROPERTY LINE	---
SAWCUT LINE	- - - -
PROPOSED CURB	—

SITE DATA SUMMARY TABLE	
LAND USE	COMMERCIAL
ZONING	(PD) ORD. 648-2014
LOT AREA GROSS	1,692,504 S.F. (38,855 A.C.)
TOTAL IMPERVIOUS AREA	± 29,422 S.F.



SITE PLAN
ANNA TOWN CENTER
INFRASTRUCTURE IMPROVEMENTS
BLOCK A, LOTS 6R, 9, 10, AND 11
±38,855 A.C.
THOMAS RATTON SURVEY, ABSTRACT NO. 782
W.S. RATTON SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
SUBMITTED: DECEMBER 4, 2019

OWNER:
Q SEMINOLE ANNA TOWN CENTER, LP
8111 WESTCHESTER DR., SUITE 800
DALLAS, TX 75225
PHONE: 214-864-3249
CONTACT: BRIAN BISCHOFF

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOE FRACCARO, P.E.

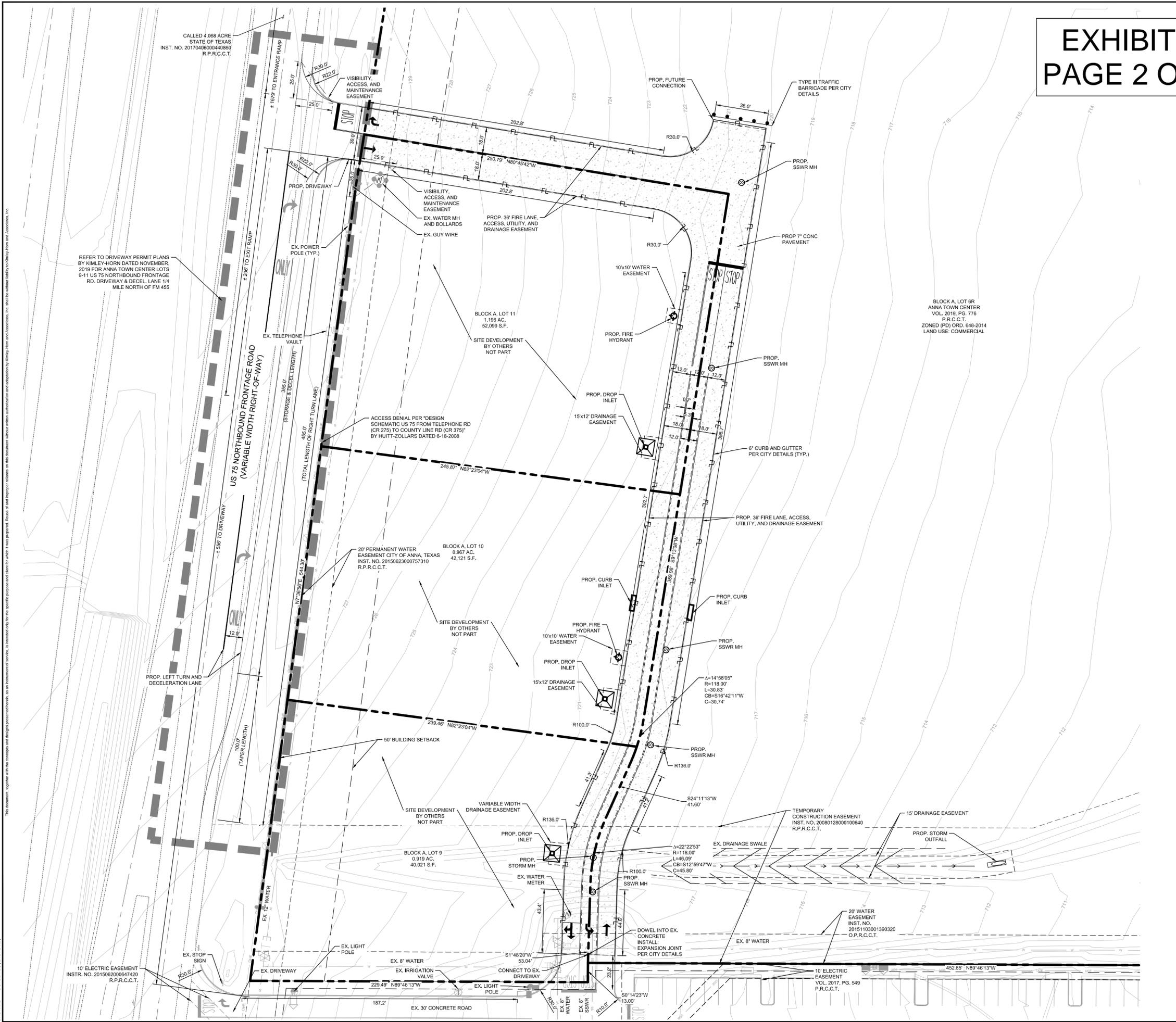
Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-236-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

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

KHA PROJECT	063227006
DATE	11/12/2019
SCALE	AS SHOWN
DESIGNED BY	JAF
DRAWN BY	ARW
CHECKED BY	JAF

ANNA TOWN CENTER
LOTS 6R, 9, 10, AND 11
PREPARED FOR
CHIEF PARTNERS, LP
CITY OF ANNA, TEXAS

SITE PLAN
SP-2



This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 TEL: 972-770-1300 FAX: 972-236-3820 WWW.KIMLEY-HORN.COM
 PROJECT: ANNA TOWN CENTER, LOTS 6R, 9, 10, AND 11
 SHEET: SP-2 OF 2
 DATE: 11/12/2019
 DRAWN BY: ARW
 CHECKED BY: JAF
 DESIGNED BY: JAF
 SCALE: AS SHOWN
 DATE: 11/12/2019
 PROJECT: 063227006



Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

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). **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.

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 multiple-family residence development with modified development standards. For additional information please refer to the attached staff report.

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

STAFF RECOMMENDATION:

Recommended for approval subject to the recommendation contained within staff's report.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/2/2020	Exhibit
Zoning staff report	12/23/2019	Staff Report
Citizen Response	1/2/2020	Exhibit

Proposed Rezoning from Agricultural to Planned Development-Multiple-Family Residential – High Density



THE CITY OF
Anna

N

Proposed Site Parcels

0 125 250 500
Feet

January 2020

CITY OF ANNA

PLANNING & ZONING COMMISSION

January 6, 2020

Agenda Item No. 8B

Applicant: Anna 21, LLC

DESCRIPTION:

Request to rezone 20.8± acres located on the east side of State Highway 5, 1,420 feet south of West White Street **from** Agricultural District **to** Planned Development-Multiple-Family Residential - High Density. Tabled December 2, 2019.

REMARKS:

The applicant is requesting to rezone the subject property to Planned Development-Multiple-Family Residential - High Density (PD-MF-2) to allow for a multiple-family residence development 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 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 MF-2 High-density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters.

A concept plan, Waterview, Block A, Lot 1, accompanies this request as Agenda Item 9C.

Surrounding Land Use and Zoning

North	Existing single-family residence zoned C-2 General Commercial District and a church, rectory, place of worship and vacant land zoned SF-1 Single-Family Residential District.
East	Across State Highway 5, a vacant tract zoned SF-E Single-Family Residential-Large Lot.

South	Existing major auto repair zoned residential SF-E and a single-family residence zoned PD-631-2013, PD-692-2015, and SF-E
West	Vacant tract zoned SF-E

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2. 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 multifamily use.

Design Standards – The base MF-2 zoning limits construction to two-story with a maximum height of 35 feet. The language in the proposed PD district increases the construction height to three-story and increases the maximum height to 45 feet.

The requested PD language is as follows:

Restrictions:

The permitted uses and standards shall be in conformance with the MF-2 zoning district unless otherwise specified herein.

1. Maximum Height: 3 story / 45 feet
2. Maximum Number of Units: 325

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 3: Beautiful Community
 - i. Preserve natural areas/open space
- 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 rental housing.

City of Anna Goals for 2024

- a. 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. Having a range of housing choice available in Anna.

Future Land Use Plan - The Future Land Use Plan designates this property as Parks, Commercial, and Single-Family. Therefore, the multifamily request does not conform to the Future Land 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:

Multifamily Residence Use

The subject property is primarily undeveloped except for an existing single-family residence. The applicant's request would allow future residents to benefit from the proposed open space, and existing and future retail, restaurants, and employment opportunities found within Downtown Anna. The request is an extension of the existing multifamily zoning to the south and continues the historically residential use of the property. As noted below, the applicant is proposing PD language to allow for a product that will preserve significant environmental features of the property. For these reasons, staff believes multifamily is an appropriate use for the subject property.

PD Stipulations

Section 9.04.020 (MF-2 Multiple-Family Residential - High Density) of the Zoning Ordinance limits apartments to two-stories and has a maximum height limitation of 35 feet. The applicants request to allow a three-story building, with a maximum height of 45 feet, will allow the development to preserve significant natural features of the site.

SUMMARY:

The applicant is requesting to rezone 20.8± acres from Agriculture (AG) to PD-MF-2 to allow for a multifamily development with modified standards. The request is in conformance with elements of the City of Anna Strategic Plan due to the request preserving natural areas, diversifying housing stock, and meeting minimum masonry building material requirements. The proposed use will meet the city's existing MF-2 zoning regulations with the exception to the buildings form and height. Overall, staff believes the proposed location is appropriate for multifamily zoning given existing surrounding zoning and land uses and the PD stipulations will help preserve

environmental features of the site. For these reasons, staff is in support requested rezoning from AG to PD-MF-2.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:

1. Maximum Height: 3 story / 45 feet
2. Maximum Number of Units: 325



**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 20.8± acres located on the east 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). 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 MF-2 high-density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters. This district permits two-story apartments, fourplexes, and duplexes.

CURRENT ZONING: The existing zoning is AG. The AG district is intended to apply to land situated on the fringe of an urban area, used for agricultural purposes, and which may become an urban area in the future. Therefore, the agricultural activities conducted in the Agricultural District should not be detrimental to urban land uses; intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

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 CITY OF
Anna

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

Chung Mei Yeh
Name (Please Print)

Chung-mei Yeh
Signature

925 Hazel's Way, Anna, TX 75409
Address

Nov. 21, 2019
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

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the west side of State Highway 5, 1,420 feet south of West White Street)

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 west side of State Highway 5, 1,420 feet south of West White Street being rezoned from Agricultural District (AG) 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 Agricultural District (AG) 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 Multiple-Family Residential - High Density District, unless otherwise specified herein, as depicted in the Concept Plan on the attached Exhibit B.

A. Development Standards:

1. The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:
 - a. Maximum Height: 3 story / 45 feet
 - b. Maximum Number of Units: 325
- 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 28h day of January 2020.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

EXHIBIT "A"

04930 02387

SITUATED in Collin County, Texas, in the G. Stark Survey, Abstract No. 798, being a survey of the 15.67 acres described in a deed from Christian Church Foundation to Volney Ray Leach dated October 22, 1940 and recorded in Volume 1331, Page 54 of the Collin County Deed Records, and a part of the 17.10 acres described in a deed from R. M. Sharley et al to Volney Ray Leach, dated October 20, 1980 and recorded in Volume 1331, Page 45 of the Collin County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found by a corner post at the North, Northeast corner of said 15.67 acre tract;

THENCE Southerly with an East line of said 15.67 acre tract and with an old fence as follows:

South 1 deg. 31 min. 54 sec. West, 127.79 feet to an iron pin found;

South 1 deg. 49 min. 59 sec. West, 97.95 feet to an iron pin

set by a corner post at an all corner of said 15.67 acre tract;

THENCE South 84 deg. 43 min. 07 sec. East with a North line of said 15.67 acre tract and with the evidence of a fence, 194.26 feet to an iron pin set in said fence;

THENCE South 5 deg. 16 min. 00 sec. West, 219.46 feet to an iron pin set;

THENCE South 86 deg. 26 min. 02 sec. East, 214.09 feet to an iron pin set in the West R.O.W. of S.H. 5;

THENCE with the West R.O.W. line of S.H. 5 as follows:

South 9 deg. 16 min. West, 395.67 feet to an iron pin set;

South 87 deg. 49 min. 27 sec. East, 25.04 feet to an iron pin set;

South 5 deg. 16 min. West, 212.30 feet to an iron pin set;

THENCE with a fence as follows:

North 77 deg. 40 min. 37 sec. West, 313.36 feet to a nail set;

North 84 deg. 15 min. 34 sec. West, 349.40 feet to a nail set;

North 88 deg. 13 min. 08 sec. West, 189.49 feet to a nail set;

North 89 deg. 17 min. 07 sec. West, passing an iron pin set by a large iron corner post at 222.83 feet and continuing in all 409.83 feet to a point in the West line of said 17.10 acre tract in the center of Slayter Creek;

THENCE Northerly up the center of Slayter Creek and with the West line of said 17.10 acre tract and the 15.67 acre tract as follows:

North 20 deg. 12 min. 31 sec. East, 221.65 feet;

North 3 deg. 37 min. 12 sec. East, 58.61 feet;

North 14 deg. 03 min. 00 sec. East, 95.00 feet;

North 0 deg. 14 min. 33 sec. East, 74.02 feet;

North 38 deg. 11 min. 15 sec. East, 135.01 feet;

North 24 deg. 07 min. 24 sec. West, 103.64 feet;

North 47 deg. 50 min. 48 sec. East, 121.71 feet;

North 20 deg. 40 min. 31 sec. West, 85.14 feet;

North 1 deg. 05 min. 43 sec. West, 28.04 feet;

North 23 deg. 43 min. 31 sec. East, 76.06 feet to point at

the Northwest corner of said 15.67 acre tract;

THENCE in an Easterly direction and generally with an old fence as follows:

South 87 deg. 08 min. 49 sec. East, passing an iron pin set at 83.82 feet, and continuing in all 283.08 feet to a nail set;

South 87 deg. 33 min. 49 sec. East, 139.21 feet to a nail set;

North 89 deg. 54 min. 13 sec. East, 198.76 feet to the PLACE OF BEGINNING and CONTAINING 19.87 acres of land.

04930 02388

Description 0.3417 Acre of Land

Situated in Collin County, Texas, in the G. Stark Survey, Abstract No. 798, being a resurvey of part of the 17.10 acres described in a deed from R. M. Sherley et al to Volney Ray Leach, dated October 20, 1980 and recorded in Volume 1331, Page 43 of the Collin County Deed Records, and being described by metes and bounds as follows:

COMMENCING at an iron pin found at the northeast corner of said 17.10 acre tract, in the west R.O.W. line of State Highway No. 5; Thence South 5°16' west, 212.3 feet with the east line of said 17.10 acre tract and with said east R.O.W. line to an iron pin found in said east line and said west R.O.W. line for a PLACE OF BEGINNING, same being the southeast corner of a 19.87 acre tract;

Thence south 5°16' west, 100.0 feet said west R.O.W. line and with the east line of said 17.10 acre tract to an iron pin set in said line;

Thence north 77°40'37" west, 150.0 feet to an iron pin set;

Thence north 5°16' east, 100.0 feet to an iron pin set in the south line of said 19.87 acre tract;

Thence south 77°40'37" east, 150.0 feet with said south line to the PLACE OF BEGINNING and CONTAINING 0.3417 ACRE OF LAND.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DISCARNED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW
COUNTY OF COLLIN
THE STATE OF TEXAS
I hereby certify that this instrument was filed in my free office in accordance with the date and time stamped hereon by me, and was duly RECORDED in the Deed Public Records of Real Property of Collin County, Texas on

JUN 01 2001

Helen Starnes



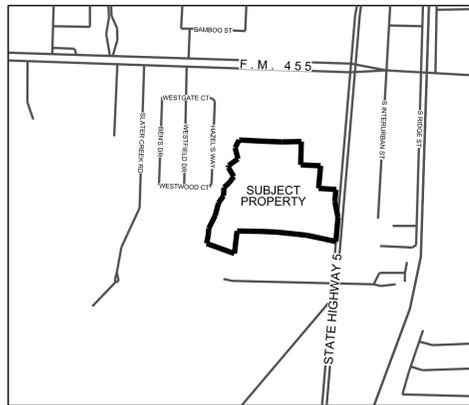
Filed for Record in:
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk

On Jun 01 2001
At 12:37pm

Doc/Num : 2001- 0063224

Recording/Types 01 17.00
Receipt #: 17428

EXHIBIT B

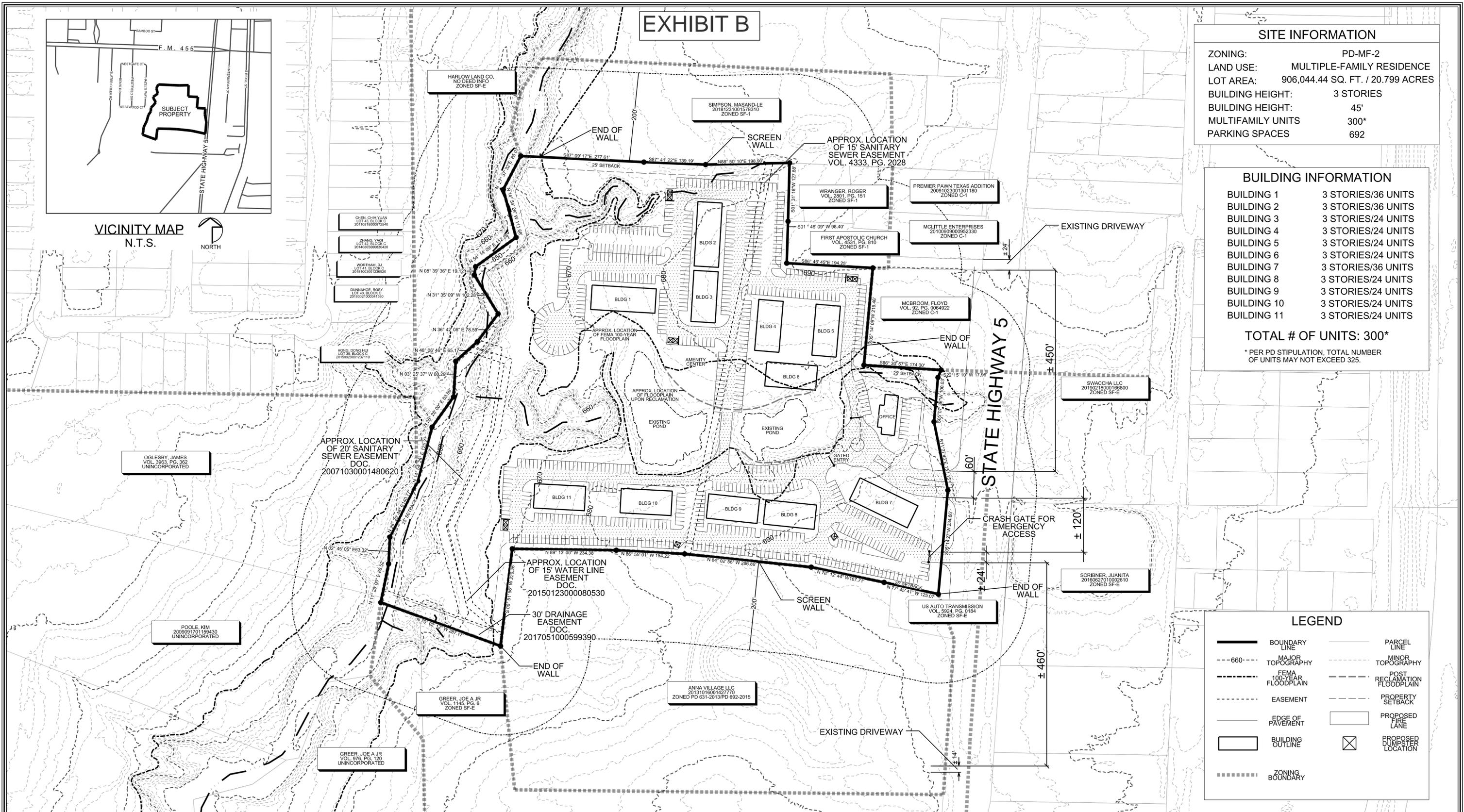


VICINITY MAP
N.T.S.



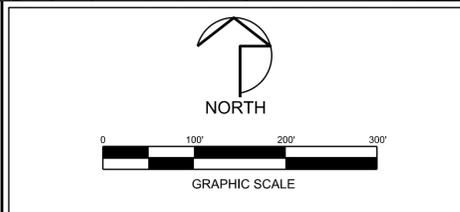
SITE INFORMATION	
ZONING:	PD-MF-2
LAND USE:	MULTIPLE-FAMILY RESIDENCE
LOT AREA:	906,044.44 SQ. FT. / 20.799 ACRES
BUILDING HEIGHT:	3 STORIES
BUILDING HEIGHT:	45'
MULTIFAMILY UNITS	300*
PARKING SPACES	692

BUILDING INFORMATION	
BUILDING 1	3 STORIES/36 UNITS
BUILDING 2	3 STORIES/36 UNITS
BUILDING 3	3 STORIES/24 UNITS
BUILDING 4	3 STORIES/24 UNITS
BUILDING 5	3 STORIES/24 UNITS
BUILDING 6	3 STORIES/24 UNITS
BUILDING 7	3 STORIES/36 UNITS
BUILDING 8	3 STORIES/24 UNITS
BUILDING 9	3 STORIES/24 UNITS
BUILDING 10	3 STORIES/24 UNITS
BUILDING 11	3 STORIES/24 UNITS
TOTAL # OF UNITS: 300*	
* PER PD STIPULATION, TOTAL NUMBER OF UNITS MAY NOT EXCEED 325.	



LEGEND			
	BOUNDARY LINE		PARCEL LINE
	MAJOR TOPOGRAPHY		MINOR TOPOGRAPHY
	FEMA 100-YEAR FLOODPLAIN		POST RECLAMATION FLOODPLAIN
	EASEMENT		PROPERTY SETBACK
	EDGE OF PAVEMENT		PROPOSED FIRE LANE
	BUILDING OUTLINE		PROPOSED DUMPSTER LOCATION
	ZONING BOUNDARY		

PROJECT NO.	CCR000
FILE PATH	J:\USERS\DKALHOEFER\DON COLLINS\ANNA 21 ACRE_MULTI-FAMILY TRACT
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	NOVEMBER 7, 2019
DATE	REVISIONS
NOVEMBER 25, 2019	60' SB AGAINST SF RES
DECEMBER 12, 2019	ADDRESS ADD'L COMMENTS



OWNER

ANNA 21, LLC,
2705 CLUB LAKE TRL
MCKINNEY, TX 75070

PLANNER / ENGINEER

PELTON LAND SOLUTIONS, INC
11000 FRISCO ST
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800

**WATERVIEW
LOT 1, BLOCK A
CONCEPT PLAN**

BEING A 20.799 ACRE TRACT OF LAND LOCATED
IN THE G STARK SURVEY, A-798
SITUATED IN CITY OF ANNA, COLLIN COUNTY, TEXAS



Item No. 9.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

A) Conduct a public hearing to consider public comments to amend Planned Development-765-2018 on 81.8± acres located at the northwest corner of U.S. Highway 75 and County Road 455 in order to allow the additional land use of multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and future Suzie Lane. **Applicant: Nathan McCarthy**

B) Consider/Discuss/Action on a recommendation regarding the request to amend the zoning of Ordinance-765-2018 to allow for the additional land use of multiple-family residence with modified development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, MR HiPoint, Block A, Lots 1 & 2, associated with the rezoning request.

SUMMARY:

The applicant is requesting to amend the zoning of the subject property to allow for the additional land use of multiple-family residence. For additional information please refer to the attached staff report.

A concept plan, MR HiPoint, Block A, Lots 1 & 2, accompanies this request as Agenda Item 9C.

STAFF RECOMMENDATION:

Recommended for approval subject to the recommendation contained within staff's report.

ATTACHMENTS:

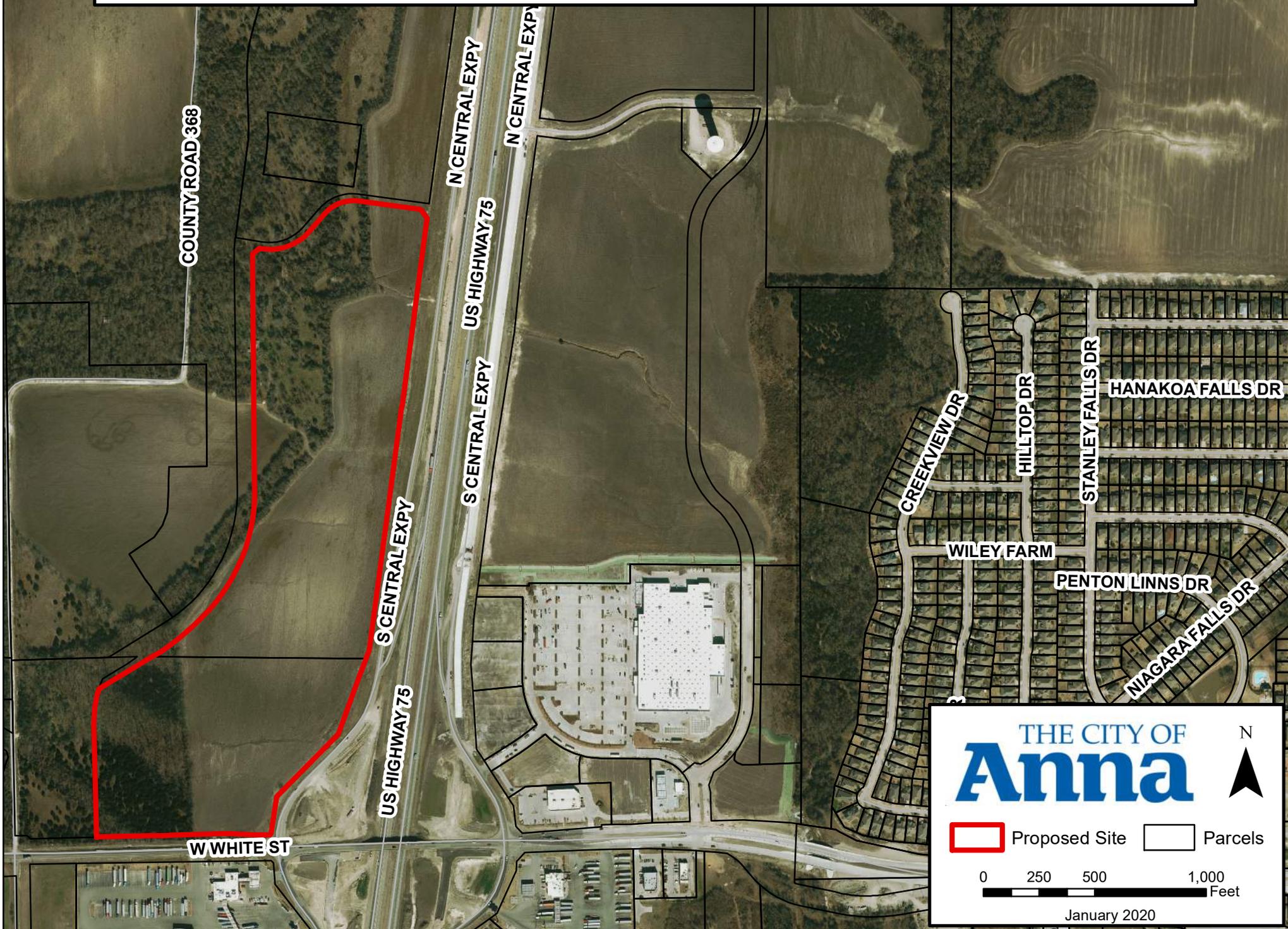
Description	Upload Date	Type
Locator	1/3/2020	Exhibit

Zoning Staff Report
Ordinance with Exhibits

1/2/2020
1/3/2020

Staff Report
Ordinance

Proposed Amendment to Planned Development 765-2018 Restricted Commercial (C-1)



CITY OF ANNA
PLANNING & ZONING COMMISSION

January 6, 2020

Agenda Item No. 9B

Applicant: Nathan McCartney

DESCRIPTION:

Requests to amend Planned Development-765-2018 on 81.8± acres located at the northwest corner of U.S. Highway 75 and Country Road 455 in order to allow the additional land use of multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and future Suzie Lane.

REMARKS:

The applicant is requesting to amend the existing planned development (PD) in order to allow for a multiple-family residence development at the southeast corner of future Standridge Boulevard and future Suzie Lane. The multiple-family residences will be built to MF-2 Multiple-Family Residential – High Density zoning requirements 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 of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

A concept plan, MR HiPoint, Block A, Lot 1 & 2, accompanies this request as Agenda Item 9C.

Surrounding Land Use and Zoning

North	Across future Suzie Lane, medical office and vacant land zoned PD-765-2018.
East	Vacant tract zoned PD-765-2018.
South	Vacant tract zoned PD-765-2018

West	Across future Standridge Boulevard, vacant land zoned PD-2001-18 (Villages of Hurricane Creek).
------	-------------------------------------------------------------------------------------------------

Proposed Planned Development Stipulations

There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to amend the existing zoning to allow for the additional land use of multiple-family residence on 9.1 acres.

Design Standards - The language in the amended PD district would allow the multiple-family residence to be developed to support a mixed-use themed development while still preserving significant commercial property along the U.S. Highway 75 expressway corridor.

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 1: Community of Families
 - i. Life cycle family housing for all generations.
- b. Principle 3: Beautiful Community
 - i. Design standards that promote beautiful and enduring buildings and commercial areas.
- c. 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 rental housing.

City of Anna Goals for 2024

- a. 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. Having a range of housing choice available in Anna.

Future Land Use Plan - The Future Land Use Plan designates this property as Commercial, the role of commercial activity in the city is to provide convenient and available retail, service, and office opportunities to residents of the Anna market area. Commercial activity provides return on investment for business and property owners, employment opportunities for local residents (neighbors), and an economic base for local taxing entities. Commercial activity generally supports community residential activity, but certain aspects of the retail, service, and office uses such as big-box retail, and service and office headquarters may be more regionally oriented and act as basic elements of the economy.



The Commercial land use designation is silent on mixed-use developments and due to the impacts of the adjacent highway, residential uses may not be appropriate in many instances. However, staff believes the proposed land use would offer a more convenient lifestyle option, compliment the future single-family neighborhood to the west by adding more diversity of housing, and serve as an appropriate transition and buffer between the future commercial and single-family residential developments.

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 Uses

Many cities have policies separating residential uses from expressway corridors in order to reserve the frontage roads for significant commercial development. Additionally, due to noise and health impacts, residential development is generally not appropriate along these corridors. However, staff believes that residential uses could be appropriate for the subject property if:

1. Appropriate standards are established to protect residents from the effects of U.S. Highway 75;
2. Appropriate standards are used to encourage high-quality development on the subject property; and
3. As a part of a mixed-use development with pedestrian-oriented standards.

Staff would not support residential uses on the subject property without considerations noted above. The recommended planned development stipulations are intended to fulfill these standards.

In order to protect residents from the impacts of the highway, the applicant is proposing the following stipulations;

- a. Minimum 475-foot setback from the centerline of U.S. Highway 75.
- b. 9-foot landscape buffer requirement between multiple-family residential and nonresidential development.
- c. Architectural design limitations for units directly facing U.S. Highway 75.

Staff believes the 475-foot distance will allow sufficient depth for commercial development to be constructed along the frontage road. The future commercial development and architectural design limitations will help to buffer future neighbors from the potential adverse effects of the highway. Additionally, the multiple-family residence use is appropriate given the future residential adjacency to the west (Villages of Hurricane Creek).

Open Space

Open Space is a requirement for residence hotels, garden (patio) homes, and multiple-family residence uses to ensure that future occupants have access to recreational space. Open space is defined as

[a portion of a lot] *“for recreational purposes, both passive and active, but not including areas used for parking or maneuvering of automobiles, or drives or approaches to and from parking areas. Floodplains, or 50% of any standing surface water, may be considered as open space, provided such open space is contiguous and part of the platted lot and is maintained.”*

Subsection (f) *Multifamily residences* of Section 9.04.033 *Special Uses*, provides a requirement for open space based on the number of bedrooms for multiple-family residences. The requirement permits credit of three square feet per one square foot of swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool; developed and equipped children's play areas; and usable portions of recreational buildings not to exceed 50% of the total open space with exclusion to tennis courts. Based on the bedroom count of the concept plan, the multiple-family residence development would require approximately 5.5 acres of private open space.

The proposed planned development stipulations reduce this requirement from approximately 5.5 acres to 20% of the lot for private amenity space associated with the multiple-family residence development which excludes landscape edges, buffers, and parking lot landscaping. The intent of this stipulation is to ensure the amount of amenity

space is developed consistent with the approved concept plan associated with the zoning request.

Staff believes that the pedestrian-oriented, urban form proposed for this multiple-family residence with passage to the adjacent commercial property justifies reducing the required open space.

Other Planned Development Stipulations

The additional planned development stipulations include modifications to height, parking, and proposed design standards. With the exceptions previously noted for the location of residential uses, staff is in support of the proposed planned development stipulations.

SUMMARY:

The applicant is requesting to amend Planned Development-765-2018 on 81.8± acres located at the northwest corner of U.S. Highway 75 and Country Road 455 in order to allow the additional land use of multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and future Suzie Lane. The request is in conformance with multiple principles of the City of Anna Strategic Plan. The proposed uses and standards will help to create a development with a mix of uses, which will be distinct from the traditional retail development which could occur by-right on the subject property. The request will also serve as an appropriate transition between the proposed neighborhood Villages of Hurricane Creek and U.S. Highway 75. For these reasons, staff is in support of the rezoning request.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality development in the Northwest quadrant of U.S. Highway 75 and West White Street (FM 455) to accommodate those uses that are of city-wide and regional significance. Within this District are permitted certain retail, service, ~~and office uses,~~ and multiple-family residential.

2. Definitions.

Except as otherwise provided herein, the definitions in ~~Section 4~~ Appendix 3 of the City's Zoning Ordinance shall apply. For purposes of this Planned Development District, the following terms shall be defined as follows:

- a. "Masonry" means brick, tile, manmade or natural stone, cast stone, rock, marble, granite, curtain glass, glass block, exposed aggregate concrete panels,

decorative concrete panels, split face concrete block or any construction consisting of concrete panels including, but not limited to “tilt-wall” construction, or any other materials similar to these materials approved by the Director of Planning Development Services.

- b. Exterior insulation finish system (“EIFS”) can only be used as accent and must be at least twelve feet (12’) above the finished floor elevation.

3. Development Standards.

- a. “C-1” Property. Development of the Property must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the “C-1”, Restricted Commercial District, and “THOR Overlay”, except as otherwise provided herein.

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

- 1. A. Hospital (Chronic Care) long term health care facility-
- 2. B. Hospital (Acute Care)-
- 3. C. Ambulatory, Surgery Center
- 4. D. Emergency Room / Urgent Care
- 5. E. Dialysis Center
- 6. F. Rehabilitation Care Facility
- 7. G. Rehabilitation Care Institution
- 8. H. Laboratory, Medical or Dental
- 9. I. Laboratory, Scientific or Research
- 10. J. Pharmacy with or without Drive Thru
- 11. K. Medical Supplies, Sales and Service
- 12. L. Child Care Center
- 13. M. Nursery School, Kindergarten
- 14. N. Rest Home or Nursing Home
- 15. O. Veterinarian Clinic (small animal -No Outside Pens)
- 16. P. Multiple-Family Residence in accordance with the MF-2 Multiple-Family Residential - Hight Density zoning district, unless otherwise specified herein

- 2. ii. Uses allowed within the district with a Specific Use permit: Heliport or helistop

- 1. Heliport or helistop

- 3. iii. Minimum Lot Area: 10,000 sq. ft.

4.iv. Maximum Building Height: The Maximum building height shall be 55 feet measured to the top of the last floor ceiling elevation.

5.v. Outdoor Display Area (Garden Centers):

1.A. An outdoor display area (garden center) may not exceed twenty five percent (25%) of the adjoining building size.

2.B. The outdoor display area shall be enclosed by a 4' masonry wall with decorative ornamental iron fencing above, to not be less than eight feet (8') total in height.

3.C. Height of materials being screened must be lower than the screening fencing.

4.D. Landscaping shall be planted along the exterior side of any outdoor display area and maintained at a height of 3 feet along the front and Landscaping shall be planted on the side of any outdoor display area and maintained at a height of 6 feet.

vi. Multiple-Family Residence Location:

A. Shall be restricted to the area identified on the approved Concept Plan (Exhibit A) and may be developed entirely as either multiple-family residence or C-1 Restricted Commercial as amended by the PD.

B. Minimum residential setback from the centerline of the main lanes of U.S. Highway 75: 475 feet.

C. No exterior balconies, stoops, or patios shall be permitted on an exposed facade of a multifamily building directly facing U.S. Highway 75.

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

- A. Maximum number of units: 350
- B. Maximum Building Height: 4 stories (55 feet)
- C. Maximum Lot Coverage: 60%
- D. Maximum Density: 39 units per acre
- E. Minimum open space: 20% of the lot
- F. Parking: 1 space / Studio & 1 bedroom units
2 spaces / 2 & 3 bedroom units

iii. Design Standards (Multiple-Family Residence):

- A. 50% of all units must have one of the following design features: A true balcony, stoop, or patio to create outdoor living space.
- B. No building façade may exceed a length of 100 feet without a break in the façade of a minimum depth of 2 feet for a minimum length of 10 feet.
- C. A minimum of 2 materials are required on each façade.
- D. Screening fence: Boarder fencing material shall be either masonry construction or wrought iron, tubular steel, or tubular aluminum with masonry columns. Additionally, an irrigated landscape screen, minimum height of 6 feet, shall be installed within a 9-foot landscape buffer along the property line on any perimeter not abutting a public street or right-of-way. The landscape screen must grow to a height of at least 10 feet within 2 years of installation.
- E. 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.

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

CITY OF ANNA, TEXAS

**(Property rezoned under this ordinance is generally located on the west side of State Highway 5,
1,420 feet south of West White Street)**

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 amendment to Planned Development-765-2018 on Property described in Exhibit A (“Property”) attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said zoning for Property generally located at the northwest corner of U.S. Highway 75 and Country Road 455 is being amended in order to allow the additional land use of multiple-family residence on 9.1± acres located at the southeast corner of future Standridge Boulevard and future Suzie Lane; 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 amending the existing zoning of the Property described in Exhibit A to allow for the additional land use of multiple-family residence, as depicted in the Concept Plan on the attached Exhibit B.

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality development in the northwest quadrant of U.S. Highway 75 and West White Street (FM 455) to accommodate those uses that are of city-wide and regional significance. Within this District are permitted certain retail, service, office uses, and multiple-family residential.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply. For purposes of this Planned Development District, the following terms shall be defined as follows:

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

3. Development Standards.

- a. "C-1" Property. Development of the Property must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the "C-1", Restricted Commercial District, and "THOR Overlay", except as otherwise provided herein.
 - i. Uses: in addition to the Uses permitted under C-1, the following Uses shall be permitted by right:
 - A. Hospital (Chronic Care) long term health care facility
 - B. Hospital (Acute Care)
 - C. Ambulatory, Surgery Center
 - D. Emergency Room / Urgent Care
 - E. Dialysis Center
 - F. Rehabilitation Care Facility
 - G. Rehabilitation Care Institution
 - H. Laboratory, Medical or Dental
 - I. Laboratory, Scientific or Research
 - J. Pharmacy with or without Drive Thru
 - K. Medical Supplies, Sales and Service
 - L. Child Care Center
 - M. Nursery School, Kindergarten
 - N. Rest Home or Nursing Home
 - O. Veterinarian Clinic (small animal -No Outside Pens)
 - P. Multiple-Family Residence in accordance with the MF-2 Multiple-Family Residential - Hight Density zoning district, unless otherwise specified herein

- ii. Uses allowed within the district with a Specific Use permit: Heliport or helistop
- iii. Minimum Lot Area: 10,000 sq. ft.
- iv. Maximum Building Height: The Maximum building height shall be 55 feet measured to the top of the last floor ceiling elevation.
- v. Outdoor Display Area (Garden Centers):
 - A. An outdoor display area (garden center) may not exceed twenty five percent (25%) of the adjoining building size.
 - B. The outdoor display area shall be enclosed by a 4' masonry wall with decorative ornamental iron fencing above, to not be less than eight feet (8') total in height.
 - C. Height of materials being screened must be lower than the screening fencing.
 - D. Landscaping shall be planted along the exterior side of any outdoor display area and maintained at a height of 3 feet along the front and Landscaping shall be planted on the side of any outdoor display area and maintained at a height of 6 feet.
- vi. Multiple-Family Residence Location:
 - A. Shall be restricted to the area identified on the approved Concept Plan (Exhibit A) and may be developed entirely as either multiple-family residence or C-1 Restricted Commercial as amended by the PD.
 - B. Minimum residential setback from the centerline of the main lanes of U.S. Highway 75: 475 feet.
 - C. No exterior balconies, stoops, or patios shall be permitted on an exposed facade of a multifamily building directly facing U.S. Highway 75.
- vii. Standards and Area Regulations (Multiple-Family Residence): Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the "MF-2", Multiple-Family Residential District – High Density, except as otherwise provided herein.

- A. Maximum number of units: 350
 - B. Maximum Building Height: 4 stories (55 feet)
 - C. Maximum Lot Coverage: 60%
 - D. Maximum Density: 39 units per acre
 - E. Minimum open space: 20%
 - F. Parking: 1 space / Studio & 1 bedroom units
2 spaces / 2 & 3 bedroom units
- viii. Design Standards (Multiple-Family Residence):
- A. 50% of all units must have one of the following design features: A true balcony, stoop, or patio to create outdoor living space.
 - B. No building façade may exceed a length of 100 feet without a break in the façade of a minimum depth of 2 feet for a minimum length of 10 feet.
 - C. A minimum of 2 materials are required on each façade.
 - D. Screening fence: Border fencing material shall be either masonry construction or wrought iron, tubular steel, or tubular aluminum with masonry columns. Additionally, an irrigated landscape screen, minimum height of 6 feet, shall be installed within a 10-foot landscape buffer along the property line on any perimeter not abutting a public street or right-of-way. The landscape screen must grow to a height of at least 10 feet within 2 years of installation.
 - E. 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.
 - F. 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 28h day of January 2020.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

EXHIBIT A

DESCRIPTION 77.97 +/- ACRES OF LAND

SITUATED in Collin County, Texas, in the W. S. Rattan Survey, Abstract No. 752 and the Thomas Rattan Survey, Abstract No. 782, being a resurvey of the 81.8447 acres of land described in a Special Warranty Deed from Swisher Partners, L.P. to One Anna Two, Ltd. dated January 31, 2007, recorded in document number 20070201000151600 and in a Special Warranty Deed from Swisher GP, L.P. to One Anna Two, L.P. dated January 13, 2007, recorded in document number 20070201000151610, both deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northeast corner of said 81.8447-acre tract, the southeast corner of the Jan Sherley Miller 66.845 acres Ref. Vol 2667, Pg. 671 and in the west R.O.W. line of U. S. Highway No. 75;

Thence southwesterly with the east line of said 81.8447-acre tract and with said west R.O.W. line to 1/2-inch iron pins found as follows:

South 11°21'west, 104.29 feet; South 8°29'west, 2200.0 feet;

South 12°04'west, 801.57 feet; South 8°29'west, 200.0 feet;

South 17°01'west, 202.24 feet; South 45°21'west, 499.98 feet;

South 9°52'west, 168.2 feet; South 44°11'west, 40.09 feet to a 1/2-inch iron pin found at the southeast corner of said 81.8447-acre tract and at the junction of said east R.O.W. line with the north R.O.W. line of Farm Road No. 455;

Thence south 89°13'50" west, 750.14 feet with the south line of said 81.8447-acre tract and said north R.O.W. line to a 1/2-inch iron pin found at the southwest corner of said 81.8447-acre tract and the south, southeast corner of the Don Collins, et al 114.252 acres, Ref. V. 5257, P. 4877;

Thence northerly with the west line of said 81.8447-acre tract and with the east line of said 114.252-acre tract to 1/2-inch iron pins found as follows:

North 0°29'10" West, 540.38 feet to a 1/2-inch iron pin found at the beginning of a curve to the right from which the radius center lies North 89°30'50" East, 500.0 feet;

Thence with said curve, an arc of 209.61 feet around a central angle of 24°01'08" on a radius of 500.0 feet to a 1/2-inch iron pin found;

North 59°03'25" East, 129.33 feet to a 1/2-inch iron pin found at the beginning of a curve to the left from which the radius center lies North 30°56'35" West, 700.0 feet;

Thence with said curve, an arc of 189.73 feet around a central angle of 15°31'48" on a radius of 700.0 feet to a 1/2-inch iron pin found;

North 43°31'37" East, 241.38 feet to a 1/2-inch iron pin found at the beginning of a curve to the left from which the radius center lies North 46°28'23" West, 700.0 feet;

Thence with said curve, an arc of 530.61 feet around a central angle of 43°25'53" on a radius of 700.0 feet to a 1/2-inch iron pin found;

North 0°05'44" East, 1035.62 feet to a 1/2-inch iron pin found at the beginning of a curve to the right from which the radius center lies South 89°54'16" East, 700.03 feet;

Thence with said curve, an arc of 101.69 feet around a central angle of 8°19'23" on a radius of 101.69 feet to a 1/2-inch iron pin found;

North 8°25'09" East, 393.86 feet to a 1/2-inch iron pin found at the beginning of a curve to the left from which the radius center lies North 81°34'51" West, 699.99 feet;

Thence with said curve, an arc of 116.43 feet around a central angle of 9°31'48" on

a radius of 699.99 feet to a 1/2-inch iron pin found;

Thence North $1^{\circ}06'39''$ West, 201.55 feet to a 1/2-inch iron pin found at the beginning of a curve to the right from which the radius center lies North $88^{\circ}53'21''$ East, 700.0 feet;

Thence with said curve, an arc of 205.39 feet around a central angle of $16^{\circ}48'40''$ on a radius of 700.0 feet to a 1/2-inch iron pin found;

Thence North $15^{\circ}42'02''$ East, 121.6 feet to a 1/2-inch iron pin found at the beginning of a curve to the left from which the radius center lies North $74^{\circ}17'58''$ West, 700.0 feet;

Thence with said curve, an arc of 205.39 feet around a central angle of $16^{\circ}48'40''$ on a radius of 700.0 feet to a 1/2-inch iron pin found;

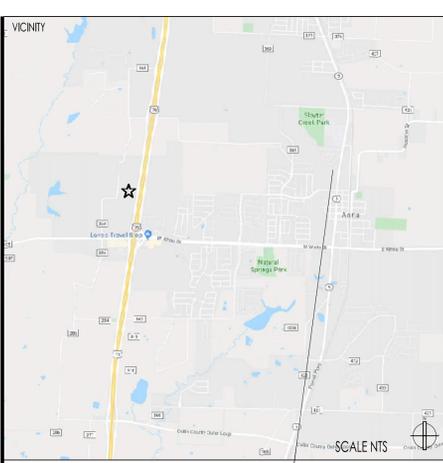
Thence North $1^{\circ}06'39''$ West, 55.96 feet to a 1/2-inch iron pin found at the northwest corner of said 81.8447-acre tract, the northeast corner of said 114.252-acre tract and in the south line of said 66.845-acre tract;

Thence north $89^{\circ}56'12''$ east, 955.42 feet with the north line of said 81.8447-acre tract and with said south line to the PLACE OF BEGINNING and containing 77.97 +/- acres of land.

CERTIFICATION:

I, hereby certify that I made the survey on the ground on July 15, 2015 of the herein described tract shown hereon and set corner stakes as reflected on the plat and that only visible improvements on the ground are as shown on the survey; to my knowledge, there are no encroachments, overlapping of improvements or conflicts except as shown on the survey plat; that the survey is guaranteed to its completeness.

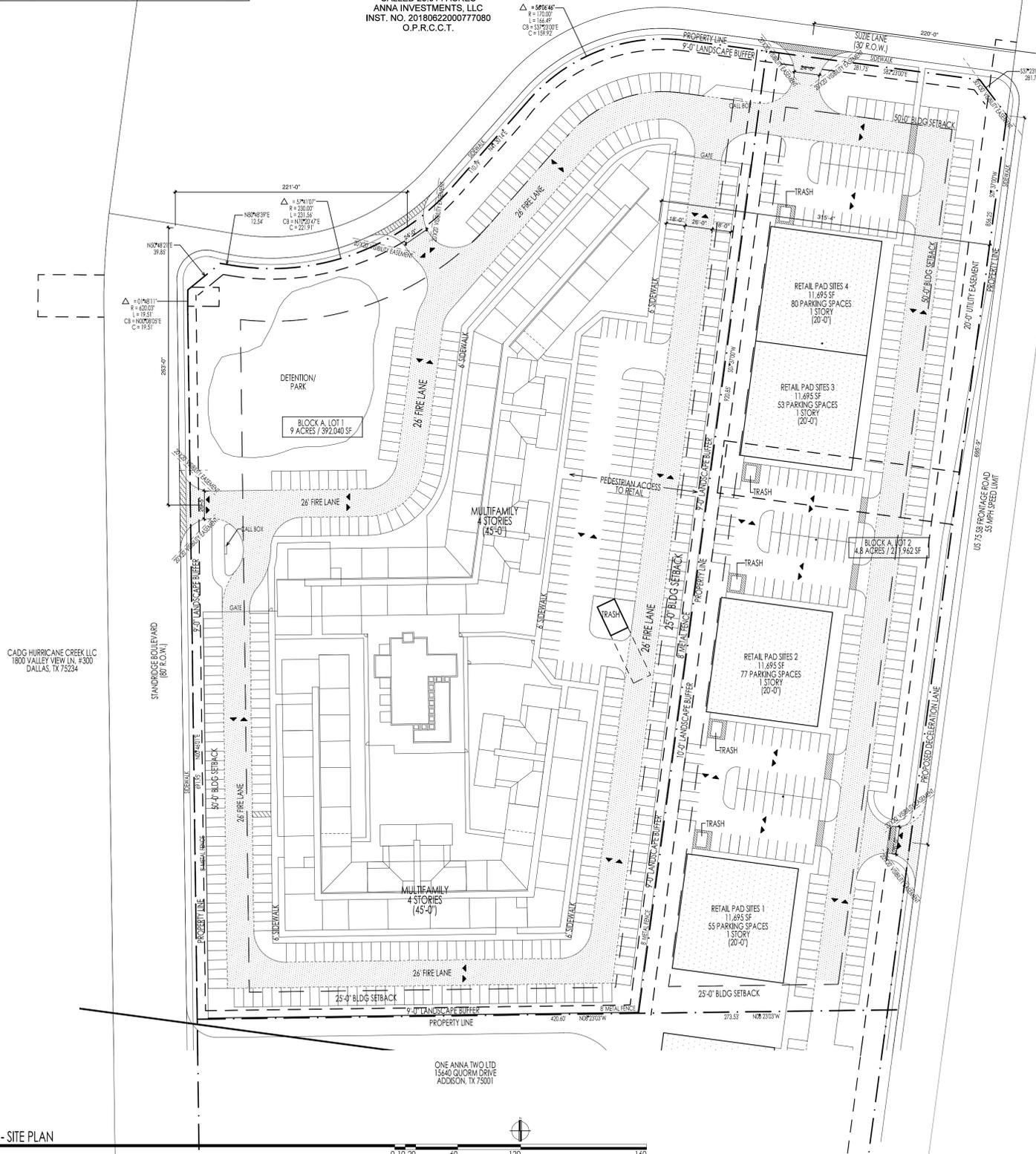
SKGW/GMG 07162015 G10 C:\LD\782-77.STR
REVISED BY GMG 7-16-2015



ALL DRIVEWAY CUT-OUTS, STREETS AND HIGHWAYS MAINTAINED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. THE TEXAS DEPARTMENT OF TRANSPORTATION HAS THE RESPONSIBILITY OF PROVIDING ACCESS, MAINTENANCE MANUAL, AT THE TIME OF APPLICABLE AND DOWNSTREAM MANUAL, AS THEY BE APPLICABLE. AS APPLICABLE FOR THE SPACING AND DESIGN OF THE DRIVEWAY CUT-OUTS, STANDARDS ARE WORK STRUCTURE IN WHICH CASE CITY STANDARDS SHALL BE MET.

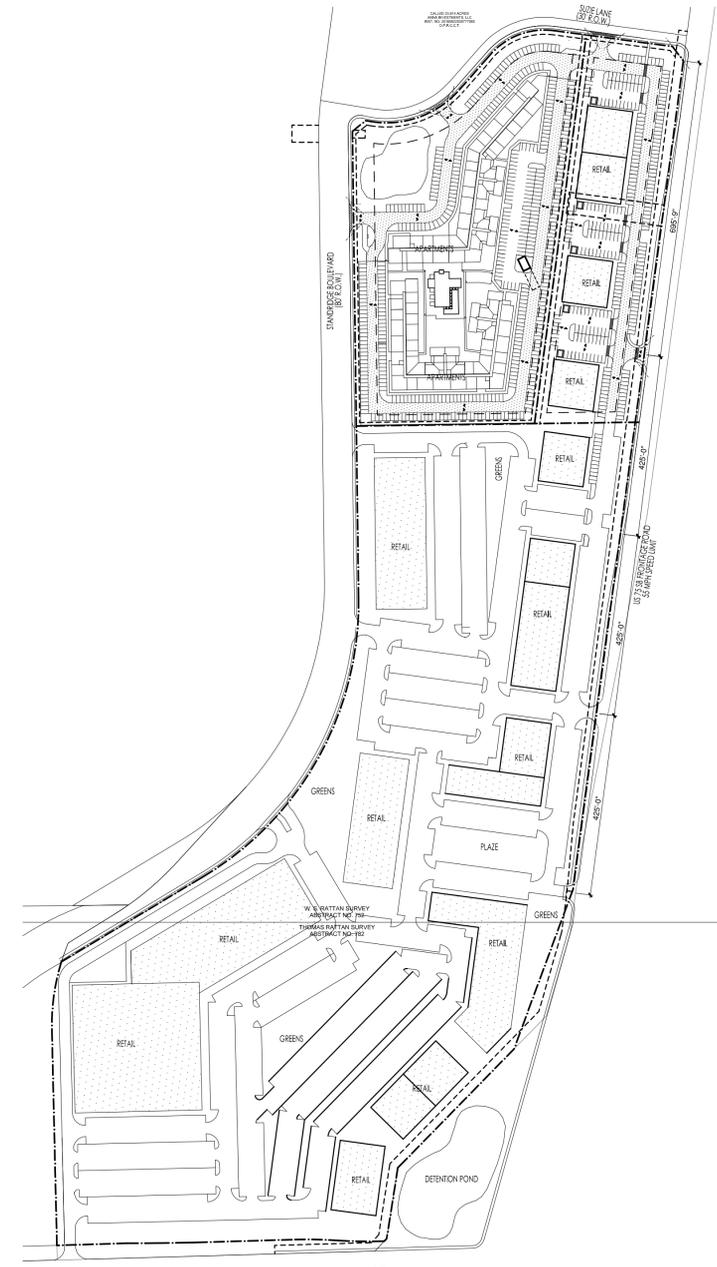
EXHIBIT B

CALLED 23.914 ACRES
 ANNA INVESTMENTS, LLC
 INST. NO. 2018062200077080
 O.P.R.C.T.



CADG HURRICANE CREEK LLC
 1800 VALLEY VIEW LN, #300
 DALLAS, TX 75234

ONE ANNA TWO LTD
 15640 QUORUM DRIVE
 ADDISON, TX 75001



2 MR HIPOINT - SITE PLAN
 SCALE 1"=200'-0"

GENERAL SITE DATA		
ZONING	BLOCK A, LOT 1 PD	BLOCK A, LOT 2 C-1
PROPOSED USE	MODIFIED MF-2	C-1
LOT AREA	9 ACRES (392,040 SF)	4.8 ACRES (211,962 SF)
BLDG FOOTPRINT AREA	76,788 SF	46,780 SF
PAVING AREA	155,479 SF	85,320 SF
BUILDING HEIGHT	45'	20'
LOT COVERAGE	59.24%	67.13%
FLOOR AREA RATIO	.77	.22
ZONING REQUIREMENTS, BLOCK A, LOT 1		
	MF-2	PROPOSED
MAXIMUM BLDG HEIGHT	45'	45'
SIDE YARD INTERIOR	10'	25'
SIDE YARD CORNER	25'	25'
REAR YARD	25'	25'
FRONT YARD	25'	25'
LOT AREA	5,000 SF	9 ACRES (392,040 SF)
MIN. LOT WIDTH	50'	EXCEEDS REQ.
MIN LOT DEPTH	120'	EXCEEDS REQ.
MAX LOT COVERAGE	40%	59.24%
BUILDING SIZE	NONE	N/A
MASONRY %	NONE	40% MINIMUM
DENSITY W/ SPRINKLER	25 UNIT/ACRE	36.67 UNIT/ACRE
MULTIFAMILY UNITS		
# OF STUDIO UNITS	33	
# OF 1 BDRM UNITS	173	
# OF 2 BDRM UNITS	116	
# OF 3 BDRM UNITS	8	
PARKING		
REQUIRED	MF-2 612	PROPOSED 454
PROVIDED		191BR/2912BD/2913BR 464

PREPARER:
 UD ARCHITECTS
 DARREN DOBBINS
 4345 LINDBERGH DRIVE
 ADDISON, TEXAS 75001
 V-972-392-2838
 CURRENT PROPERTY OWNER:
 ONE ANNA TWO, LTD
 15640 GUARUM DRIVE
 ADDISON, TEXAS 75001
 V-214-363-1998

DEVELOPER
 HIRSE PARTNERS, LLC
 NATHAN McCARTNEY
 1616 WABASH AVE.
 FORT WORTH, TEXAS 76107
 V-817-913-2133

TITLE BLOCK FOR CITY APPROVALS
 CONCEPT PLAN
 (MR HIPOINT) BLOCK A, LOT 1
 MULTIPLE-FAMILY RESIDENCE
 GROSS ACREAGE: 9 ACRES
 (MR HIPOINT) BLOCK A, LOT 2
 RETAIL
 GROSS ACREAGE: 4.8 ACRES
 CITY OF ANNA, COLLIN COUNTY, TX
 W.S. RATTON SURVEY, ABSTRACT NO.752
 DECEMBER 30, 2019

REVISIONS

PROJECT #
 19000

DATE
 01-01-2020

SHEET #
 A1-01

XXX
 BLDG PLAN

MR HIPOINT, Block A, Lots 1 & 2 ANNA, TEXAS WAYPOINT



Item No. 10.

Planning Commission
Agenda
Staff Report

Meeting Date: 1/6/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Meeting Minutes for the December 2, 2019 P&Z Meeting.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
December 2, 2019 P&Z Minutes	1/2/2020	Staff Report

**MINUTES
PLANNING AND ZONING COMMISSION
December 2, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on December 2, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:02 pm.

Members present were Daniel Moody, Don Callaham, Wayne Barton, Alonzo Tutson, Donald Henke, and Danny Ussery. Leslie Voss was absent. Staff present were Ross Altobelli, Ashley Stathatos, Lauren Mecke, Olivia Heard and Clark McCoy.

2. Invocation and Pledge of Allegiance

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

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

There were no citizen comments.

Mr.Altobelli introduced the new city employees Lauren Mecke and Olivia Heard.

4. Consider/Discuss/Action on recommendation regarding the Development Plat for Enox RV Addition, Block A, Lot 1. Applicant: Mary Enox

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The development plat is proposing a recreational vehicle storage on one lot located on the 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's ETJ.

Chairman Tutson questioned if Keith Lane would be widened in the future. Mr.Altobelli responded that Keith Lane is a private drive, with the intention to remain so.

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

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

Ms.Stathatos gave a presentation about the proposed zoning. Staff recommended the approval of the rezoning of 2.7 acres at the southwest corner of Sharp Street and Leonard Avenue from Planned Development for Anna Town Square to Planned Development Restricted Commercial to allow for the Children's Lighthouse addition. Staff believes there is a need for an additional daycare in a growing community. The location of a daycare next to an elementary school is convenient for parents with children of multiple ages. Anna Town Square has many families that can benefit from restricted commercial use near to activity centers. Leonard is designed to be a major arterial roadway and Sharp is designed to be

a neighborhood collector street. These road way classifications are consistent with the proposed land use.

Tim McNutt presented as the applicant for The Children's Lighthouse. Children's Lighthouse is known for its high-quality construction and will provide jobs for 25-35 people. Remaining property would only be used for a specific set of commercial purposes. A daycare is a good fit for this area because it is located close to Harlow Elementary.

Chairman Tutson opened the public hearing at 7:40 pm.

Commissioner Callaham inquired about the anticipated maximum capacity of children in the center, as well as, the quantity of grade school age children. The answers were, respectively, 200 and unknown.

Commissioner Barton commented that the traffic study did not address traffic movement, but parking spaces. Commissioner Barton elaborated that most traffic studies are done using one-hour intervals which would mean a total of 160 movements for a school of 200 and around 169 movements during an evening period of 4:30-6:30pm. Commissioner Barton wanted to speak with the traffic engineer of the Lighthouse study, but she was unavailable. Additionally, the Commissioner asked if the daycare would have students from other schools attending, and if so, would so shuttle busses be operating.

Commissioner Ussery inquired about the use of the remaining land on the property, to which the applicant stated the land is required to be rezoned now per the requirements of the loan. Commissioner Ussery wondered why the building couldn't already be built.

Commissioner Moody asked if a study had been completed to show that there is a need for a child care facility. He commented that often changes happen and citizens are not solicited for what they want. The applicant responded that on August 28, there was a meeting with the HOA which was largely focused on irritation with the developer, and concerns were not directed at Children's Lighthouse specifically. Commissioner Moody wanted to know if there was a way the community could have a voice.

Commissioner Callaham commented that in the traffic count it shows 25 traffic movements in the morning. Both he and Commissioner Barton were concerned that the traffic study was comparing 15 mins with a one-hour period.

Commissioner Henke asked the applicant if this was the same presentation as last time. The applicant said it was an updated slideshow to address new questions. The applicant added that traffic should work itself out as the road is built out, as well as mentioned a daycare is a complementary use to the community.

Ms.Stathatos wanted the room to keep in mind the growth of the community. She noted that as a City Employee, she frequently receives calls asking for a list of daycares and hears that citizens are often on waiting lists or must take their children outside of the community.

Commissioner Barton responded to Ms.Stathatos' comment saying that a new daycare had been approved on White Street, in addition to zoning approval near Rattan Elementary School for a day care and nothing has moved forward in either location, so he questions if there is such a great need.

The applicant then commented that their intent was to build immediately, not to hold the land.

Georgette King 2423 Thayne Drive spoke to the commission stating that she had an issue finding daycare when she first moved here and is still on a waiting list. She needs a facility to drop her child at before work and believes other families need this amenity as well. She believes it is convenient, time saving, and would allow her child to safely walk from the elementary school to the daycare.

Chad Barns 2205 Caroline Street doesn't think the city is ready for this project. He is worried about traffic that is already backed up. He felt the topic could be further discussed if road improvements were made first.

Scott Intrieri 611 Haven Drive was also worried about the traffic and stated the traffic study was out of date. He has two children in school and has witnessed the dangerous driving conditions when students are being dropped off and picked up and believes a daycare would only add to the problem. Additionally, he was concerned with a commercial property next to the school particularly if it remained unoccupied for a large period of time. Commercial uses should be in the front of the development by the entrance.

Susan Noland 2106 Evelyn Circle was opposed but did not speak.

Tammy Snowden 2217 Nuehoff Drive felt she was misled by the developer, that the area would remain zoned for housing and they moved to be away from commercial property. She was concerned about the yards and sprinkler heads being torn up by school traffic.

Susan Marchand 639 Brook Dr. felt the Lighthouse would be a good addition to Anna but should go in the designated commercial space of the subdivision. She did not believe parents would want their children to walk from the elementary school to the daycare and was concerned about traffic.

Mr. Altobelli stated that Sharp street is not on the city's thoroughfare plan, but the city is in the process of updating the plan. Leonard will be built out as development occurs on both sides.

Citizens then spoke out from the seating area questioning when the road would be expanded. Ms. Stathatos answered that Sharp is a collector street that would be built out at once in order to be less costly and intrusive. The citizens also claimed until the road was developed all the way to 455 there would be no traffic relief. Ms. Stathatos stated there would be some relief.

The citizens further urged the Commissioners to be aware of the impact of this decision. Chairman Tutson assured them they were listening.

Chairman Tutson closed the public hearing at 8:00 pm.

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.

Commissioner Ussery felt other properties were better suited for commercial and noted a middle school was planned to be built south of the existing elementary school in 2023 which would cause additional traffic issues.

Commissioner Callaham expressed that most citizens are in opposition.

Commissioner Henke said multi family could move in the area as a comparison to traffic impact.

Chairman Tutson mentioned a recent visit to Oak Point, a very similar location to what Anna Town Crossing will be. Oak Point had a traffic officer and traffic did back up at first but that was part of growth. He asked if there would be speed bumps or traffic cushions considering the proposed middle school. Additionally, he articulated that he had heard the disappointment with the Anna Town Square developer and wanted to send a message that standards in Anna have changed. He was disappointed with the daycare presentation and said he had not been given enough information. Chairman Tutson asked that the Commissioners vote individually.

Commissioner Barton asked if the item could be tabled.

Commissioner Callaham asked that consideration be given that the citizens had already come out twice.

Chairman Tutson preferred not to table.

A motion was made by Commissioner Barton, seconded by Commissioner Callaham to deny approval of the proposed zoning change. The vote was in favor of denial 5-1 with Commissioners Barton, Callaham, Tutson, Ussery, and Moody voting yes and Commissioner Henke voting no.

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.

A motion was made by Commissioner Callaham, seconded by Commissioner Ussery to take no action on the concept plan considering the previous vote. The vote was in favor to take no action 5-1 with Commissioner Barton, Callaham, Tutson, Ussery, and Moody voting yes and Commissioner Henke voting no.

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

Mr. Altobelli gave a presentation about the proposed zoning.

Chairman Tutson opened the public hearing at 8:25 pm.

Jim Douglas of Douglas Properties presented as the applicant. His presentation consisted of a concept plan rendering, examples of community design and appearance, and housing features and amenities such as trails and playgrounds. He noted that the property was in the ETJ and the Commission's decision would be depending upon approval of the annexation.

Chairman Tutson closed the public hearing at 8:31 pm.

Commissioner Barton complimented Mr. Altobelli's work on the staff reports for this meeting and asked the developer about lot variation.

The developer was present to answer questions. He informed the room that Bloomfield home lot sizes vary from 50-75 feet in width to create an ascetically pleasing custom feel. He has been working in Anna since 2010 and was excited to continue in the community.

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.

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

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Meadow Vista, associated with the rezoning request.

Commissioner Callaham asked Mr. Altobelli what would change in the concept plan during the development stage. Mr. Altobelli didn't believe there would be much room for change.

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

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

Mr. Altobelli gave a presentation about the proposed zoning. Staff has been working with the applicant on the concept plan and the applicant has asked to table until the January meeting. The location had been denied previously by City Council.

Commissioner Callaham asked if changes had been made from the previous submission to address City Council concerns. Chairman Tutson clarified that questions about density and unanswered questions caused the City Council to deny the initial request.

Chairman Tutson opened the public hearing at 8:42 pm.

A motion was made by Chairman Tutson to table until January 6, 2020 at 111 N. Powell Parkway at 7:00pm, seconded by Commissioner Callaham. The vote was unanimous.

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.

A motion was made by Commissioner Callaham to table the agenda item until January 6, 2020 at 111 N. Powell Parkway at 7:00 pm, seconded by Commissioner Ussery. The vote was unanimous.

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

Mr. Altobelli gave a brief presentation and answered questions from the Commission. Mr. Altobelli could not determine why the land wasn't properly rezoned when annexed, but the batch plant has been there for quite some time. The applicant is asking for proper zoning to keep the plant on the site.

Commissioner Henke commented a batch plant would be needed during all the development that was happening in the City but would probably not remain after the city develops further.

The applicant, Nelson Brothers Ready Mix, presented to the board that the plant had been in this location for 10 years and was involuntarily annexed in 2014. They found out zoning changes were required when trying to make improvements on the site.

Commissioner Callaham recused himself from voting.

Chairman Tutson opened the public hearing at 8:59 pm.

James and Patty Houston 8974 CR 418 had question regarding the permit request and how it would affect them as the closest neighbors to the plant. They wanted to ensure that the plant would be brought up to high quality standards. Commissioner Barton asked for clarification of the citizens concerns, which were the 24-hour operating hours, noise, and dust pollution.

Commissioner Moody inquired if restricted hours would harm the Nelson Brothers business. The applicant very strongly believed it would and they were already planning to address the dust problem.

Chairman Tutson closed the public hearing at 9:15 pm.

A stipulation was proposed where the applicant would have 6 months to have all trucks operating on concrete surfaces, and it was agreed upon by the Owner, Staff and Planning and Zoning Commission to address the dust problem.

Commissioner Ussery noted his uncomfortableness.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 10.0± acres from SF-E to I-1 with a SUP for a permanent concrete batching plant.

A motion was made by Commissioner Barton to approve the zoning change with the stipulation of concrete operating surfaces within 6 months from the City Council approval. The vote was unanimous with Commissioner Callaham abstaining.

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

Commissioner Barton clarified that the concept plan was showing the existing conditions as is.

A group of citizens spoke from the room wanting to know what this would do to their homes. Staff and Commissioners said the plant would have to comply with improvements, such as screening and landscaping, so that the citizens would be better off.

A motion was made by Commissioner Barton to approve with the stipulation of concrete operating surfaces within 6 months from the City Council approval, seconded by Commissioner Moody. The vote was unanimous with Commissioner Callaham abstaining.

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

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The calendar will be available for applicants, Commissioners, and Council to understand the submittal process Mr. Altobelli commented he would be strict about getting comments returned in a timely manner.

Commissioner Barton responded that he had often been unsure about meetings that fell on holidays, so this calendar was a great help.

A motion was made by Chairman Tutson, seconded by Commissioner Moody to recommend approval of the submittal calendar. The vote was unanimous.

10. Discuss updated city applications and checklists for plans and plats.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The paperwork and checklist were simplified and given uniformity.

Commissioner Barton and Chairman Tutson thanked Mr. Altobelli for his efforts.

11. Consider action to approve minutes of the November 4, 2019 Planning and Zoning meeting.

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

12. Adjourn

A motion was made by Commissioner Callaham seconded by Commissioner Ussery to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:35 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:
