



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 3, 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, February 3, 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 a recommendation regarding the Enox RV Addition, Block A, Lots 1 and 2, Development Plat. **Applicant: Mary Enox**
5. Consider/Discuss/Action on a recommendation regarding the Sugar Hill RV Ranch, Development Plat. **Applicant: Eric Pearson**
6. Consider/Discuss/Action on a recommendation regarding the Avery Point Phase 6, Final Plat. **Applicant: Bryce Eckeberger, Kimley-Horn**
7. A) Conduct a public hearing to consider public comments to rezone 4.3± acres located on the west side of South Powell Parkway (State Highway 5), 1,090± feet south of West White Street (Farm to Market Road 455) **from** Single-Family Residential – Large Lot (SF-E) **to** Restricted Commercial (C-1). **Applicant: Patrick Filson, P.E.**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 4.3± acres from SF-E to C-1.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Buzz Center Addition, Block A, Lot 1 associated with the rezoning request.
8. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1, Preliminary Plat. **Applicant: Patrick Filson, P.E.**
9. Consider action to approve minutes of the January 6, 2020 Planning and Zoning meeting.

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

10. Adjorn

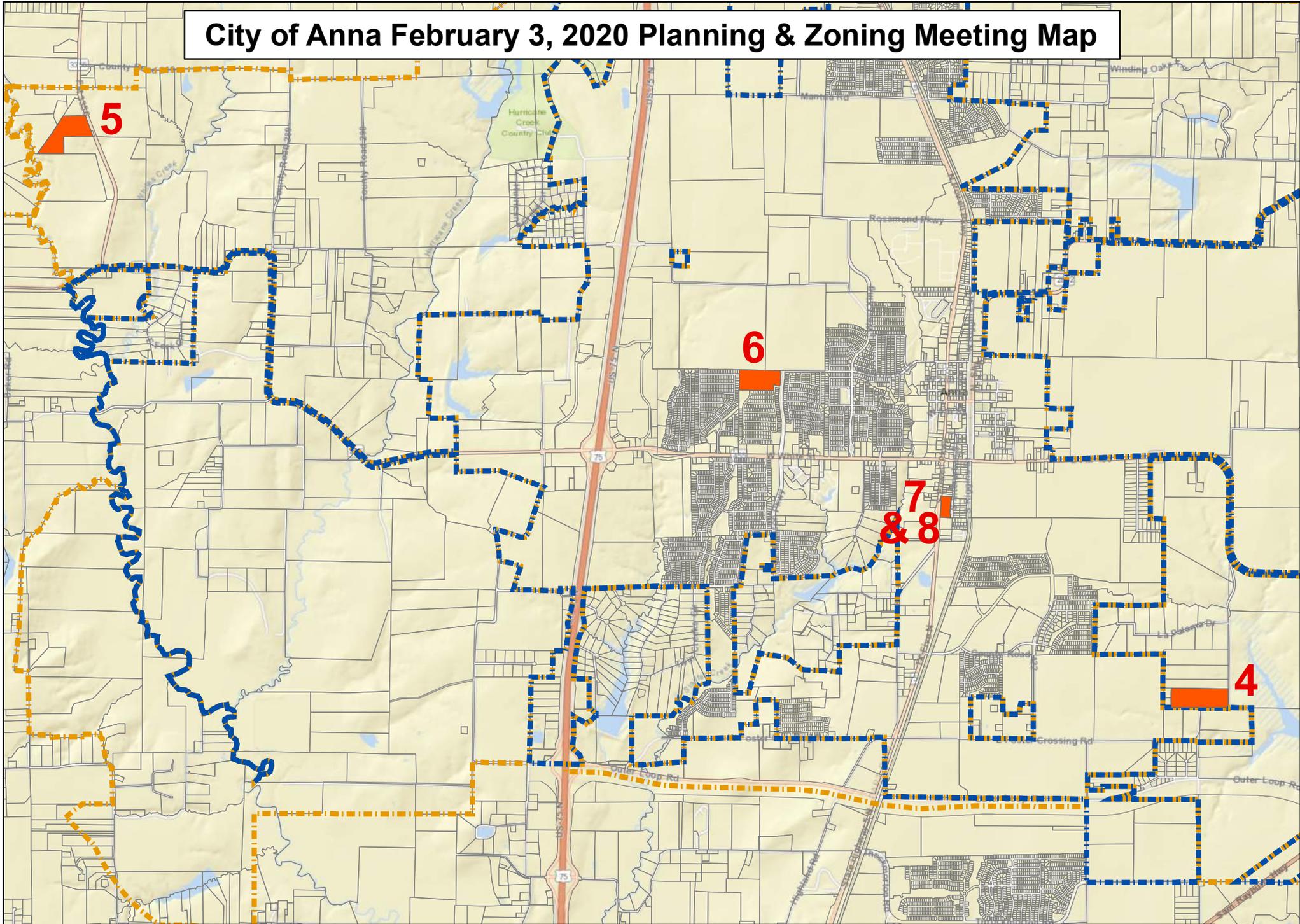
This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. January 31, 2020.



Ross Altobelli
Director of Development Services

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

City of Anna February 3, 2020 Planning & Zoning Meeting Map



 **Agenda Items** **City Limits** **ETJ** **Parcels**

0 0.5 1 2 Miles

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Li China User



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 2/3/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discussion/Action on a recommendation regarding the Enox RV Addition, Block A, Lots 1 and 2, Development Plat. **Applicant: Mary Enox**

SUMMARY:

RV storage and parking on two lots on 23.9± acres located on north side of CR 419 and 1,759± ft south of La Paloma Dr. The tract of land is located within the City of Anna extraterritorial jurisdiction (ETJ).

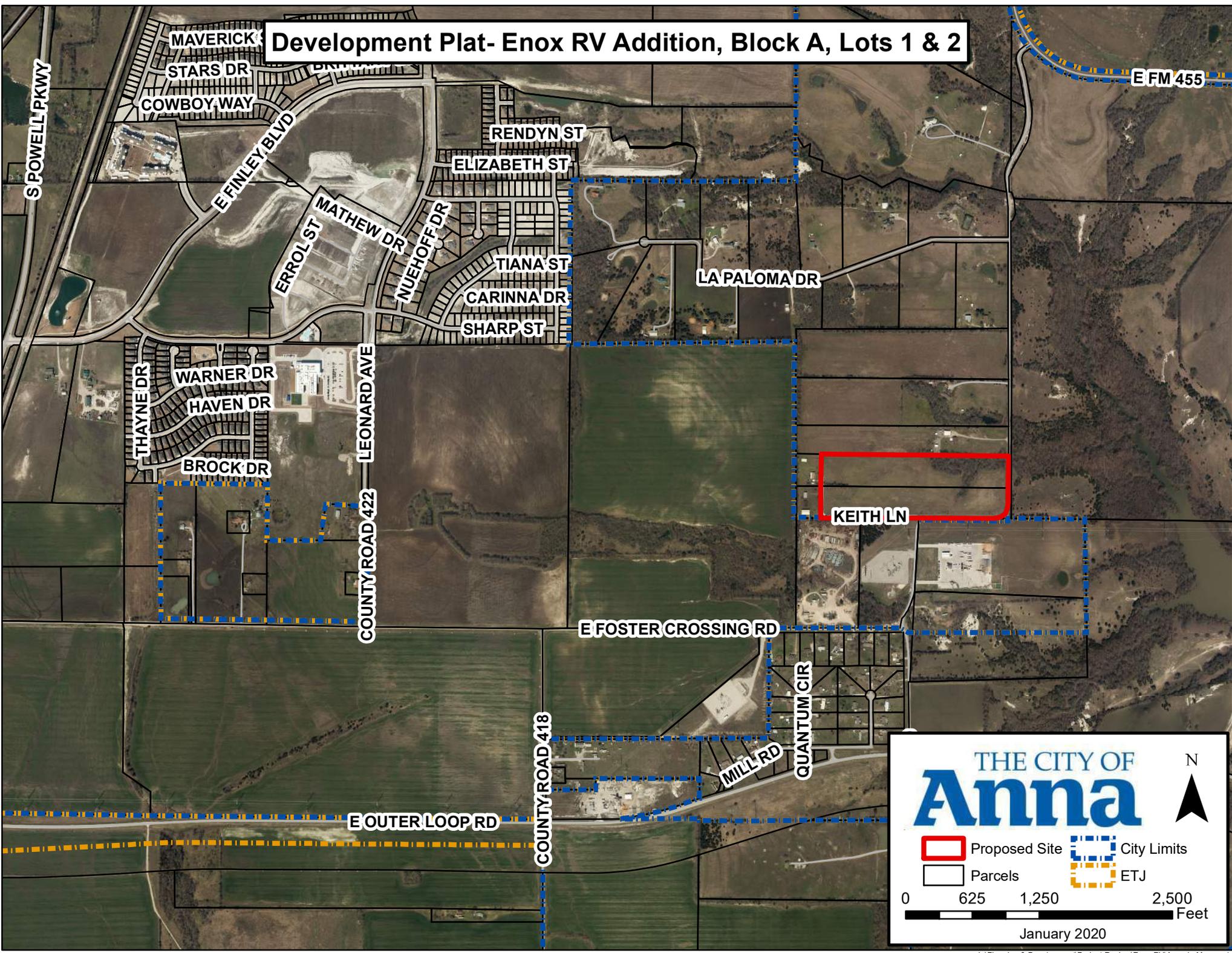
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator Map - Enox RV	1/29/2020	Exhibit
Enox RV - Exhibit A	1/29/2020	Exhibit

Development Plat- Enox RV Addition, Block A, Lots 1 & 2



THE CITY OF
Anna

0 625 1,250 2,500 Feet

January 2020

Proposed Site
Parcels
City Limits
ETJ

N

EXHIBIT A

Bearing Base: Grid North, NAD83 Texas
State Plane Coordinate System, North
Central Zone, as derived by survey-grade
Global Positioning System.

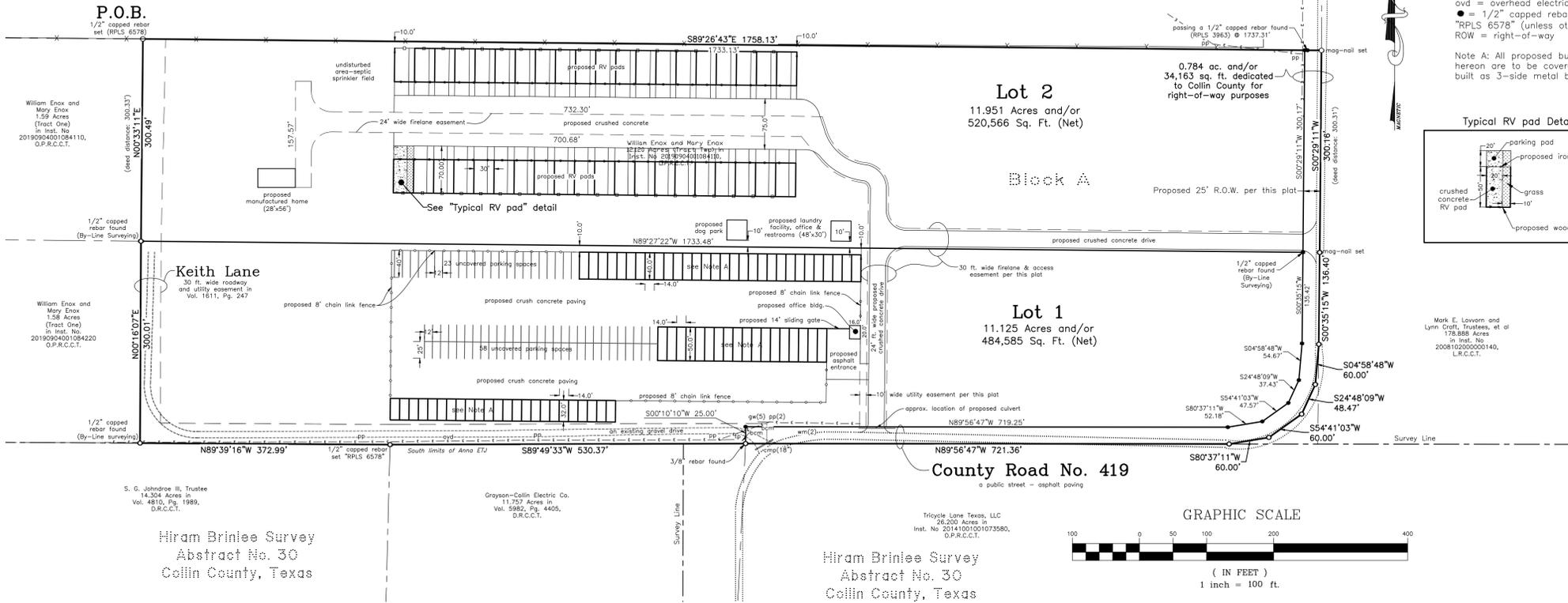
Guinn Morrison Survey
Abstract No. 559
Collin County, Texas

Lloyd W. Baxter and
Aletta F. Baxter
12.094 acres
in Inst. No.
200810900003440,
O.P.R.C.C.T.

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

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

Location Map
(not to scale)



FIELD NOTES

SITUATED in the County of Collin, State of Texas, being a part of the Guinn Morrison Survey, Abstract No. 559 and being the same "called" 12.120 acre tract of land (Tract Two) conveyed by Warranty Deed with Vendor's Lien from James Elbert Keith to William Enox and Mary Enox on August 29, 2019 and recorded in Instrument No. 20190904001084110, Official Public Records, Collin County, Texas and also being same "called" 11.74 acre tract of land (Tract One) conveyed by Warranty Deed with Vendor's Lien from Barbara A. Keith, Trustee of the Robert D. and Barbara A. Keith Revocable Living Trust to William Enox and Mary Enox on August 29, 2019 and recorded in Instrument No. 20190904001084220, said Official Public Records and more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set, stamped "RPLS 6578" in the South line of the Lloyd W. Baxter and Aletta F. Baxter 12.094 acre tract of land in Instrument No. 200810900003440, said Official Public Records, at the Northeast corner of the William Enox and Mary Enox 1.59 acre tract of land (Tract One) in said Instrument No. 20190904001084410 and the Northwest corner of said Enox "called" 12.120 ac.;

THENCE South 89 deg. 26 min. 43 sec. East, with the South line of said Baxter 12.094 ac. and the North line of said Enox "called" 12.120 ac., passing a 1/2 inch capped rebar found (RPLS 3963) at 1,737.31 ft. and continuing for a total distance of 1,758.13 ft. to a mag-nail set in the pavement of County Road No. 419, a public road, at the Southeast corner of said Baxter 12.094 ac. and the Northeast corner of said Enox "called" 12.120 ac.;

THENCE South 00 deg. 29 min. 11 sec. West, with the pavement of said County Road No. 419 and with the East line of both said Enox "called" 12.120 ac., a distance of 300.16 ft. to a mag-nail set at the Southeast corner of said Enox "called" 12.120 ac. and the Northeast corner of said Enox "called" 11.74 ac.;

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

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

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

THENCE South 89 deg. 49 min. 33 sec. West, continuing with the South line of both said Enox "called" 11.74 ac. and Guinn Morrison Survey and with the North line of said Grayson-Collin Electric 11.757 ac. and Hiram Brinlee Survey, passing the Northwest corner of said Hiram Brinlee Survey and an EI corner of said Guinn Morrison Survey and continuing for a total distance of 530.37 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Grayson-Collin Electric 11.757 ac. and the Northeast corner of the 14.304 acre tract of land conveyed to S.G. Johndroe III, Trustee in Volume 4810, Page 1989, said Deed Records, at an angle point in the South line of said Enox "called" 11.74 ac.;

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

THENCE North 00 deg. 16 min. 07 sec. East, with the East line of said Enox 1.58 ac. and the West line of said Enox "called" 11.74 ac., a distance of 300.01 ft. to a 1/2 inch capped rebar found, stamped "By-Line Surveying" at the Southeast corner of said Enox 1.59 ac., the Southwest corner of said Enox "called" 12.120 ac., the Northeast corner of the William Enox and Mary Enox 1.58 acre tract of land (Tract One) in said Inst. No. 20190904001084220 and the Northwest corner of said Enox "called" 11.74 ac.;

THENCE North 00 deg. 33 min. 11 sec. East, with the East line of said Enox 1.59 ac. and the West line of said Enox "called" 12.120 ac., a distance of 300.49 ft. to the **PLACE OF BEGINNING** and containing **23.859 ACRES** and/or **1,039,314 SQUARE FEET** of land.

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

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



Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Kate A. Wagner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public, Grayson County, Texas

CERTIFICATE OF APPROVAL:

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

WITNESS my hand this ____ day of _____, 2020.

Mayor, City of Anna

City Secretary

Job No. CCA020120

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

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

**Development Plat of
Lots 1 and 2, Block A
Enox RV Addition**
23.859 Acres (Gross)
23.076 Acres (Net)
in the
**Guinn Morrison Survey
Abstract No. 559
Collin County, Texas**

Date of Revision: January 22, 2020



Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 2/3/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discussion/Action on a recommendation regarding the Sugar Hill RV Ranch, Development Plat. **Applicant: Eric Pearson**

SUMMARY:

RV parking lot on 23.0± acres located on the east side of FM 3356, 4,220± feet north of FM 455. The tract of land is located within the City of Anna extraterritorial jurisdiction (ETJ).

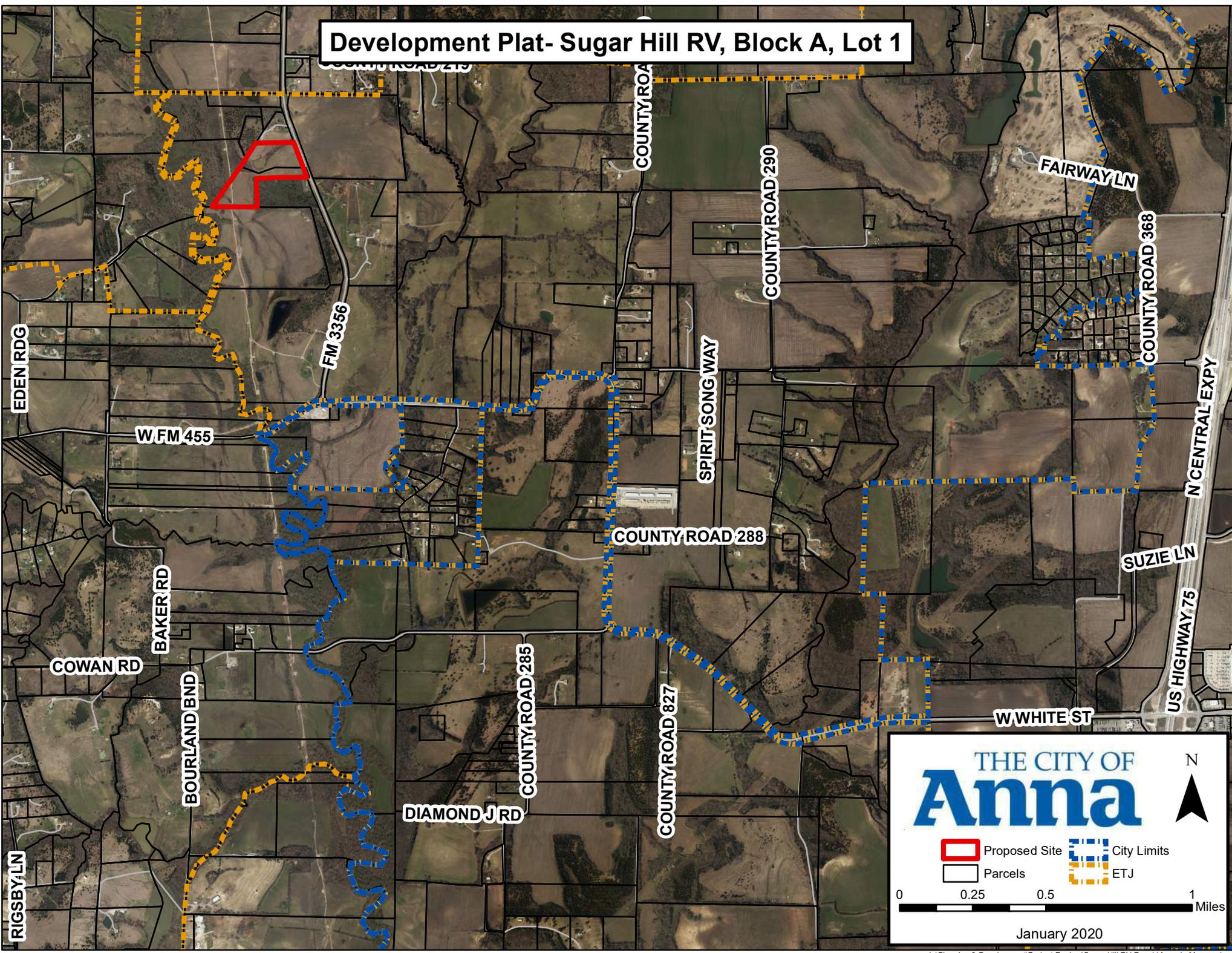
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator Map - Sugar Hill	1/29/2020	Exhibit
Sugar Hill - Exhibit A	1/31/2020	Exhibit

Development Plat- Sugar Hill RV, Block A, Lot 1



THE CITY OF
Anna

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Legend:
[Red Outline] Proposed Site
[Black Outline] Parcels
[Blue and Yellow Dashed Line] City Limits
[Blue and Yellow Dashed Line] ETJ

Scale: 0 0.25 0.5 1 Miles

January 2020

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98'	28.00'	90°00'00"	N 65°54'45" W	39.60'
C2	63.27'	52.00'	69°42'38"	N 55°46'04" W	59.44'
C3	63.15'	28.00'	129°13'42"	S 08°06'04" E	50.59'
C4	51.18'	52.00'	56°23'33"	S 27°54'40" W	49.14'
C5	43.09'	28.00'	88°10'24"	S 43°48'05" W	38.96'
C6	1.29'	28.00'	2°38'50"	N 89°12'42" E	1.29'
C7	33.50'	28.00'	68°33'08"	N 55°11'19" W	31.54'
C8	43.98'	28.00'	90°00'00"	N 24°05'15" E	39.60'
C9	33.50'	28.00'	68°33'08"	S 55°11'19" E	31.54'
C10	54.46'	28.00'	111°26'52"	S 34°48'41" W	46.27'
C11	2.40'	52.00'	2°38'50"	S 89°12'42" W	2.40'
C12	44.87'	28.00'	91°49'36"	N 46°11'55" W	40.22'
C13	44.38'	28.00'	90°49'14"	N 45°07'30" E	39.88'
C14	54.46'	28.00'	111°26'52"	S 34°48'41" W	46.27'
C16	71.14'	28.00'	145°34'19"	N 16°40'43" W	53.49'
C18	50.33'	28.00'	102°58'49"	S 72°24'09" E	43.82'
C20	16.82'	28.00'	34°25'41"	N 73°19'17" E	16.57'
C21	37.64'	28.00'	77°01'11"	N 17°35'51" E	34.87'
C22	50.33'	28.00'	102°58'49"	N 72°24'09" W	43.82'
C23	71.14'	28.00'	145°34'19"	S 16°40'43" E	53.49'

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S 66°15'44" E	8.47'	L17	N 55°52'35" E	76.74'
L2	N 33°49'59" E	117.14'	L18	S 26°53'41" W	70.59'
L3	N 32°42'48" E	143.43'	L19	S 41°42'43" W	53.29'
L4	N 31°16'08" E	96.13'	L20	S 56°41'47" W	56.36'
L5	N 89°22'37" E	17.65'	L21	N 89°01'26" E	233.19'
L6	S 31°16'08" W	106.02'	L22	N 62°17'25" E	108.63'
L7	S 32°42'48" W	143.45'	L23	S 20°20'03" W	73.29'
L8	S 33°49'59" W	114.56'	L24	S 69°05'15" W	55.00'
L9	N 66°15'44" W	15.24'	L25	S 89°22'37" W	67.68'
L10	N 35°23'59" E	235.92'	L26	S 00°36'32" E	25.36'
L11	N 35°23'59" E	119.42'	L27	S 87°53'17" W	17.18'
L12	N 43°14'01" E	40.35'	L28	S 02°06'43" E	24.00'
L13	N 82°49'13" E	59.38'	L29	N 89°27'53" W	69.58'
L14	S 80°35'23" E	51.85'	L30	N 69°05'15" E	55.00'
L15	S 67°48'56" E	90.69'	L31	N 20°54'45" W	4.10'
L16	N 45°58'33" E	188.73'	L32	S 89°27'53" E	7.07'

LEGEND

- = CORNER FOUND AS NOTED
- = BOUNDARY LINE
- = EASEMENT LINE
- X— = FENCE LINE
- IRF = IRON REBAR FOUND (AS NOTED)
- IPF = IRON PIPE FOUND (AS NOTED)
- CIRF = IRON REBAR W/ CAP FOUND (AS NOTED)
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS

NOTES:

- Bearings, coordinates and distances listed are based on US State Plane NAD 1983 Grid Coordinates, North Central Zone 4202 (2011).
- This survey is subject to easements, covenants or restrictions of record, if any.
- According to Map No. 48085C0135J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map (F.I.R.M.) of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone "X" (unshaded) and Zone "A" and a portion of this property is within a special flood hazard area.

SURVEYOR'S CERTIFICATE

That I, Anthony Ray Crowley, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments and improvements shown hereon were observed under my personal supervision in accordance with the Texas Board of Professional Engineers and Land Surveyors' Minimum Standards of Practice and City of Anna's Subdivision Ordinance Section 9.02.045.



Anthony Ray Crowley
Registered Professional Land Surveyor No. 6484

STATE OF TEXAS §
COUNTY OF COLLIN §

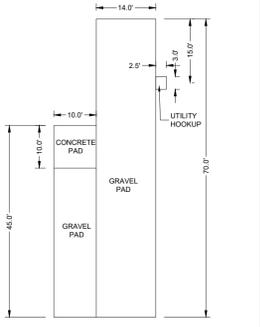
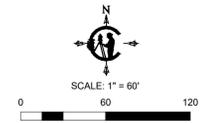
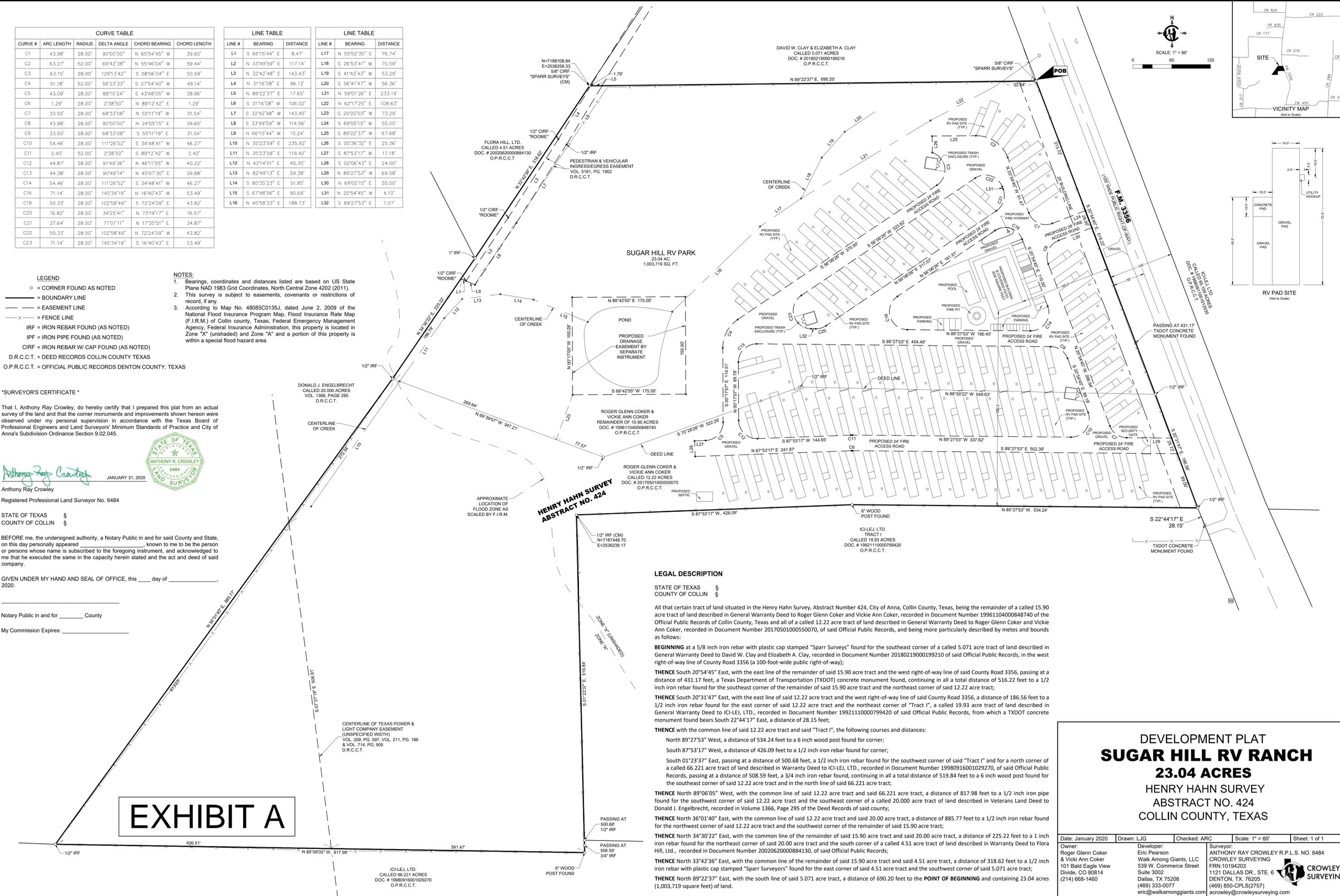
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2020.

Notary Public in and for _____ County

My Commission Expires: _____

EXHIBIT A



LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

All that certain tract of land situated in the Henry Hahn Survey, Abstract Number 424, City of Anna, Collin County, Texas, being the remainder of a called 15.90 acre tract of land described in General Warranty Deed to Roger Glenn Coker and Vickie Ann Coker, recorded in Document Number 1996110400848740 of the Official Public Records of Collin County, Texas and all of a called 12.22 acre tract of land described in General Warranty Deed to Roger Glenn Coker and Vickie Ann Coker, recorded in Document Number 20170501000550070, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rebar with plastic cap stamped "Sparr Surveys" found for the southeast corner of a called 5.071 acre tract of land described in General Warranty Deed to David W. Clay and Elizabeth A. Clay, recorded in Document Number 20180219000199210 of said Official Public Records, in the west right-of-way line of County Road 3356 (a 100-foot-wide public right-of-way);

THENCE South 20°54'45" East, with the east line of the remainder of said 15.90 acre tract and the west right-of-way line of said County Road 3356, passing at a distance of 431.17 feet, a Texas Department of Transportation (TXDOT) concrete monument found, continuing in all a total distance of 516.22 feet to a 1/2 inch iron rebar found for the southeast corner of the remainder of said 15.90 acre tract and the northeast corner of said 12.22 acre tract;

THENCE South 20°31'47" East, with the east line of said 12.22 acre tract and the west right-of-way line of said County Road 3356, a distance of 186.56 feet to a 1/2 inch iron rebar found for the east corner of said 12.22 acre tract and the northeast corner of "Tract I", a called 19.93 acre tract of land described in General Warranty Deed to ICH-LEJ, LTD., recorded in Document Number 19921110000799420 of said Official Public Records, from which a TXDOT concrete monument found bears South 22°44'17" East, a distance of 28.15 feet;

THENCE with the common line of said 12.22 acre tract and said "Tract I", the following courses and distances:

- North 89°27'53" West, a distance of 534.24 feet to a 6 inch wood post found for corner;
- South 87°53'17" West, a distance of 426.09 feet to a 1/2 inch iron rebar found for corner;
- South 01°23'37" East, passing at a distance of 500.68 feet, a 1/2 inch iron rebar found for the southwest corner of said "Tract I" and for a north corner of a called 66.221 acre tract of land described in Warranty Deed to ICH-LEJ, LTD., recorded in Document Number 19980916001029270, of said Official Public Records, passing at a distance of 508.59 feet, a 3/4 inch iron rebar found, continuing in all a total distance of 519.84 feet to a 6 inch wood post found for the southeast corner of said 12.22 acre tract and in the north line of said 66.221 acre tract;
- THENCE** North 89°06'05" West, with the common line of said 12.22 acre tract and said 66.221 acre tract, a distance of 817.98 feet to a 1/2 inch iron pipe found for the southwest corner of said 12.22 acre tract and the southeast corner of a called 20.000 acre tract of land described in Veterans Land Deed to Donald J. Engelbrecht, recorded in Volume 1366, Page 295 of the Deed Records of said county;
- THENCE** North 36°01'40" East, with the common line of said 12.22 acre tract and said 20.000 acre tract, a distance of 885.77 feet to a 1/2 inch iron rebar found for the northwest corner of said 12.22 acre tract and the southwest corner of the remainder of said 15.90 acre tract;
- THENCE** North 34°30'22" East, with the common line of the remainder of said 15.90 acre tract and said 20.000 acre tract, a distance of 225.22 feet to a 1 inch iron rebar found for the northeast corner of said 20.000 acre tract and the south corner of a called 4.51 acre tract of land described in Warranty Deed to Flora Hill, Ltd., recorded in Document Number 20020620000884130, of said Official Public Records;
- THENCE** North 33°42'36" East, with the common line of the remainder of said 15.90 acre tract and said 4.51 acre tract, a distance of 318.62 feet to a 1/2 inch iron rebar with plastic cap stamped "Sparr Surveys" found for the east corner of said 4.51 acre tract and the southwest corner of said 5.071 acre tract;
- THENCE** North 89°22'37" East, with the south line of said 5.071 acre tract, a distance of 690.20 feet to the **POINT OF BEGINNING** and containing 23.04 acres (1,003,719 square feet) of land.

DEVELOPMENT PLAT
SUGAR HILL RV RANCH
23.04 ACRES
HENRY HAHN SURVEY
ABSTRACT NO. 424
COLLIN COUNTY, TEXAS

Date: January 2020	Drawn: L.J.G.	Checked: ARC	Scale: 1" = 60'	Sheet: 1 of 1
Owner: Roger Glenn Coker & Vicki Ann Coker 101 Bald Eagle View Divide, CO 80814 (214) 668-1460	Developer: Eric Pearson Walk Among Giants, LLC 539 W. Commerce Street Suite 3002 Dallas, TX 75208 (469) 333-0077 eric@walkamonggiants.com	Surveyor: ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10194203 1121 DALLAS DR., STE. 6 DENTON, TX 76205 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 2/3/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discussion/Action on a recommendation regarding the Avery Pointe Phase 6, Final Plat. Applicant: Kimley-Horn, Bryce Eckeberger

SUMMARY:

56 SF-72 Single-Family Residence lots and three HOA lots on 17.5± acres located at the southwest corner of Ferguson Parkway and Hackberry Drive. Zoned Planned Development-673-2014.

The purpose for the final plat is to dedicate easements and lot and block boundaries necessary for the development of the property as a residential subdivision.

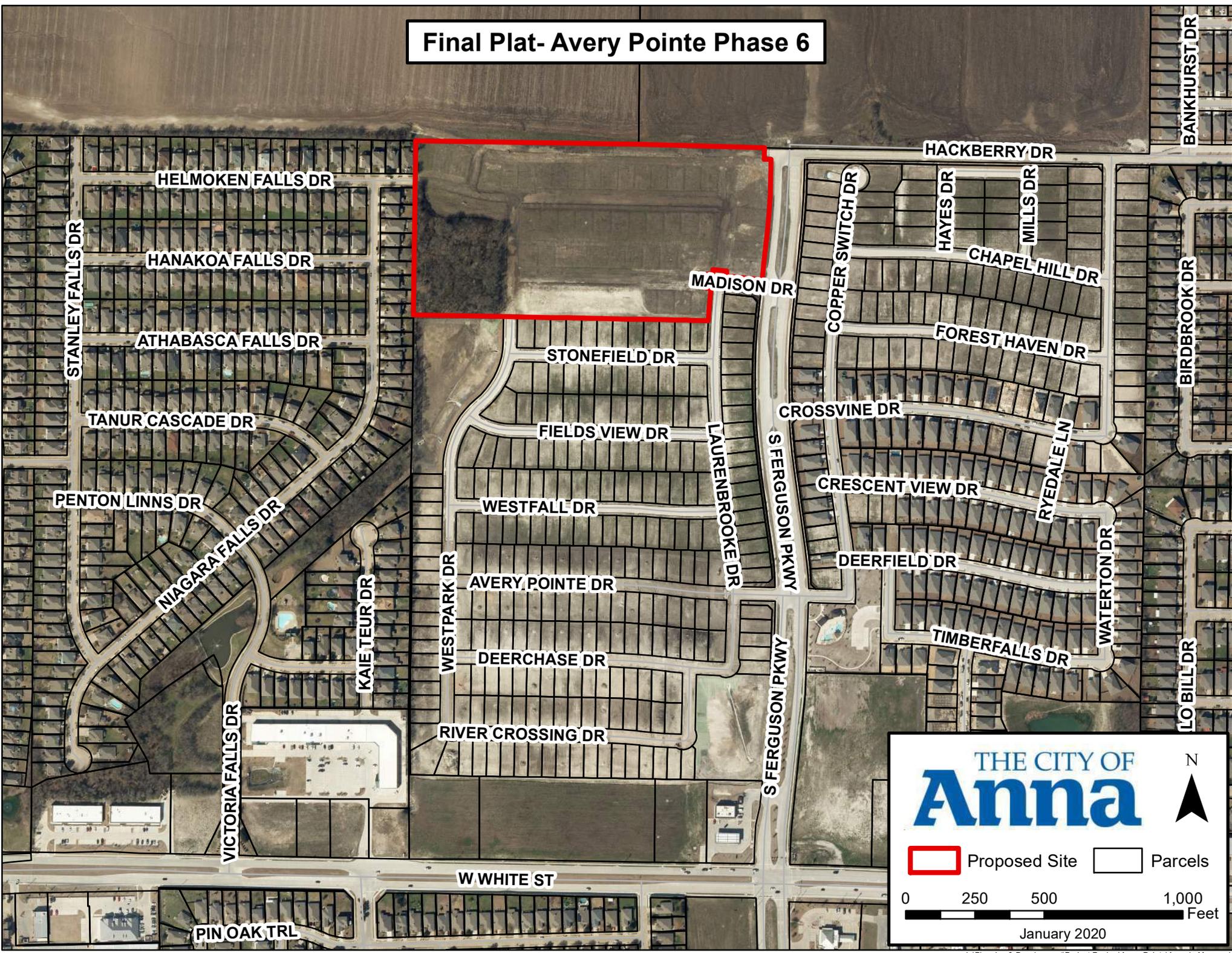
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator Map - Avery Pointe, Phase 6	1/29/2020	Exhibit
Avery Pointe - Exhibit A	1/29/2020	Exhibit

Final Plat- Avery Pointe Phase 6



THE CITY OF
Anna

N

Proposed Site Parcels

0 250 500 1,000
Feet

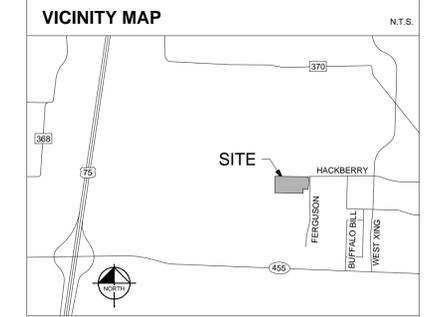
January 2020

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 1	0.191	8,332	BLOCK B LOT 10	0.165	7,200	BLOCK B LOT 20	0.165	7,208	BLOCK D LOT 9	0.165	7,200	BLOCK D LOT 19	0.166	7,245	BLOCK E LOT 7	0.165	7,200
BLOCK B LOT 1X-HOA	0.393	17,107	BLOCK B LOT 11	0.165	7,200	BLOCK C LOT 1X-HOA	3.234	140,868	BLOCK D LOT 10	0.179	7,800	BLOCK D LOT 20	0.166	7,245	BLOCK E LOT 8	0.179	7,800
BLOCK B LOT 2	0.173	7,520	BLOCK B LOT 12	0.165	7,200	BLOCK D LOT 1	0.208	9,078	BLOCK D LOT 11	0.185	8,049	BLOCK D LOT 21	0.166	7,245	BLOCK E LOT 9	0.165	7,200
BLOCK B LOT 3	0.166	7,226	BLOCK B LOT 13	0.165	7,200	BLOCK D LOT 2	0.179	7,800	BLOCK D LOT 12	0.181	7,882	BLOCK D LOT 22	0.180	7,854	BLOCK E LOT 10	0.165	7,200
BLOCK B LOT 4	0.166	7,222	BLOCK B LOT 14	0.166	7,241	BLOCK D LOT 3	0.165	7,200	BLOCK D LOT 13	0.170	7,416	BLOCK E LOT 1	0.178	7,767	BLOCK E LOT 11	0.204	8,871
BLOCK B LOT 5	0.166	7,218	BLOCK B LOT 15	0.258	11,259	BLOCK D LOT 4	0.179	7,800	BLOCK D LOT 14	0.166	7,245	BLOCK E LOT 2	0.168	7,298	BLOCK N LOT 1X-HOA	0.028	1,239
BLOCK B LOT 6	0.166	7,214	BLOCK B LOT 16	0.323	14,068	BLOCK D LOT 5	0.179	7,800	BLOCK D LOT 15	0.166	7,245	BLOCK E LOT 3	0.165	7,200	BLOCK N LOT 24	0.177	7,721
BLOCK B LOT 7	0.166	7,210	BLOCK B LOT 17	0.179	7,792	BLOCK D LOT 6	0.179	7,800	BLOCK D LOT 16	0.166	7,245	BLOCK E LOT 4	0.179	7,800	BLOCK N LOT 25	0.177	7,730
BLOCK B LOT 8	0.165	7,207	BLOCK B LOT 18	0.167	7,260	BLOCK D LOT 7	0.165	7,200	BLOCK D LOT 17	0.166	7,245	BLOCK E LOT 5	0.165	7,200	BLOCK N LOT 26	0.171	7,460
BLOCK B LOT 9	0.165	7,203	BLOCK B LOT 19	0.165	7,200	BLOCK D LOT 8	0.179	7,800	BLOCK D LOT 18	0.166	7,245	BLOCK E LOT 6	0.165	7,200			

LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°13'45"W	40.49'
L2	S88°46'15"E	25.00'
L3	S01°10'03"W	65.07'
L4	S06°00'00"W	180.72'
L5	N56°20'48"E	23.64'
L6	N06°00'00"E	18.50'
L7	N84°00'00"W	50.00'
L8	S06°00'00"W	18.68'
L9	S04°53'17"W	50.00'
L10	S89°35'46"E	1.50'
L11	S48°35'01"W	29.56'
L12	S31°33'56"E	22.43'
L13	S41°24'58"E	20.30'
L14	N51°00'00"E	21.21'
L16	S01°10'03"W	20.72'
L17	S45°41'02"E	50.99'

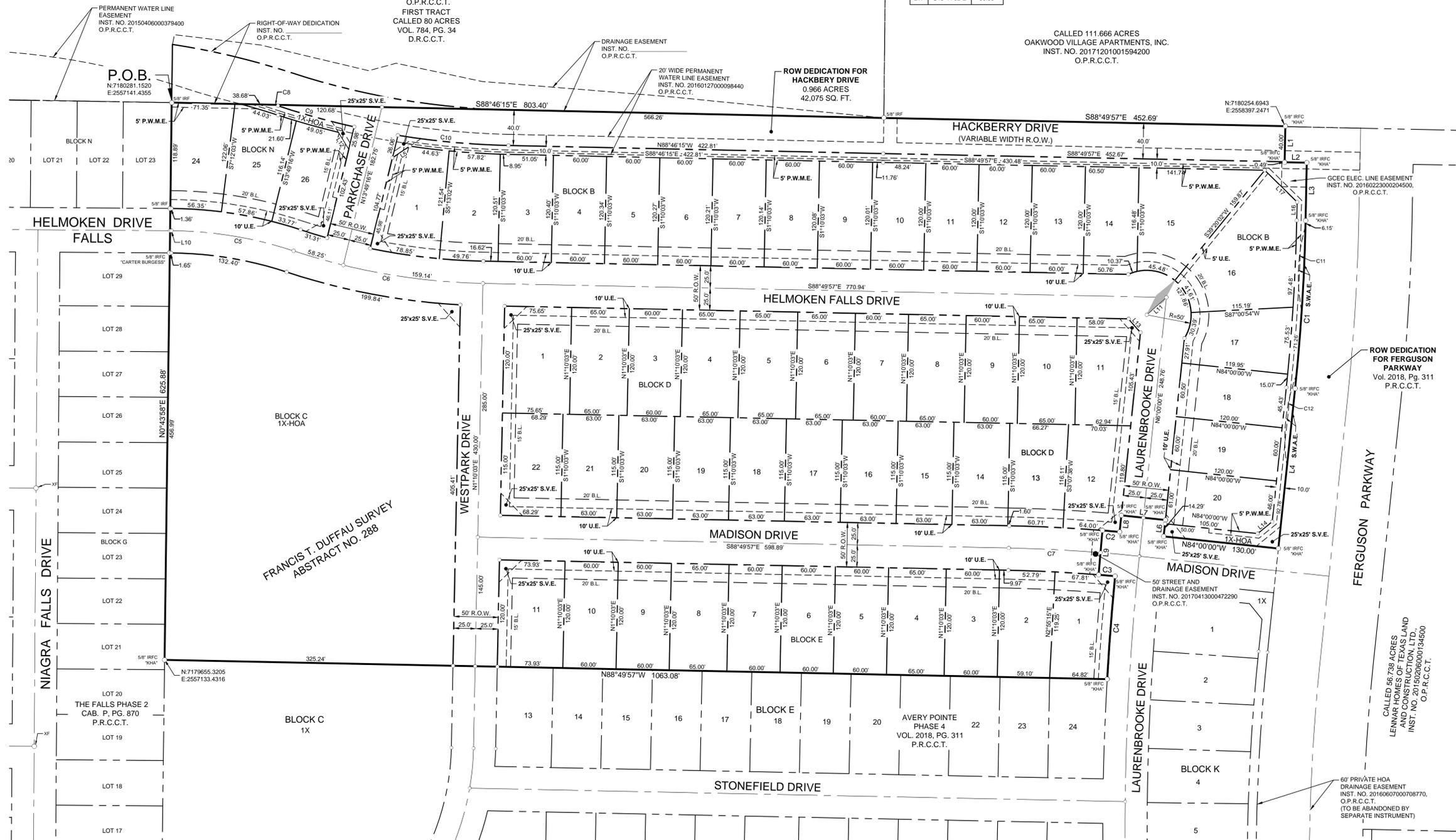
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°49'57"	2240.00'	188.93'	S03°35'02"W	188.87'
C2	0°37'39"	1775.00'	19.44'	N85°07'15"W	19.44'
C3	0°37'02"	1725.00'	18.58'	S85°08'08"E	18.58'
C4	2°13'23"	2989.00'	115.98'	S04°24'10"W	115.97'
C5	17°50'58"	450.00'	140.19'	N80°40'17"W	139.62'
C6	17°05'09"	729.00'	217.39'	S80°17'23"E	216.58'
C7	3°23'35"	1750.00'	103.64'	N87°08'09"W	103.62'
C8	0°08'17"	808.00'	1.95'	N72°53'57"W	1.95'
C9	5°11'10"	890.00'	90.91'	S74°34'32"E	90.87'
C10	8°03'46"	890.00'	125.24'	S84°44'55"E	125.14'
C11	27°23'14"	202.00'	96.56'	S02°32'53"W	95.64'
C12	29°46'44"	202.00'	104.99'	S05°58'08"W	103.81'

LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET NAME CHANGE
---	IRP
---	IRPC
---	IRSC
---	IRF
---	NTS
---	NOT TO SCALE
---	FND
---	FOUND
---	BUILDING LINE
---	P.R.C.C.T.
---	PLAY RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T.
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	D.R.C.C.T.
---	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	P.C.C.
---	POINT OF BEGINNING
---	P.O.B.
---	POINT OF COMMENCING
---	P.O.C.
---	PRIVATE WALL MAINTENANCE EASEMENT
---	S.V.E.
---	SIGHT VISIBILITY EASEMENT
---	U.E.
---	UTILITY EASEMENT
---	S.W.A.E.
---	SIDEWALK & ACCESS EASEMENT



QJR PARTNERSHIP, LTD.
VOL. 5106, PG. 2380
O.P.R.C.C.T.
FIRST TRACT
CALLED 80 ACRES
VOL. 784, PG. 34
D.R.C.C.T.

CALLED 111.666 ACRES
OAKWOOD VILLAGE APARTMENTS, INC.
INST. NO. 20171201001594200
O.P.R.C.C.T.



- 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 and coordinates 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 85.
 - All proposed lots situated in whole or part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
 - All common areas to be owned and maintained by the Homeowners Association.
 - All proposed lots shall have a 10-foot Utility Easement adjacent to street right-of-ways.
 - Retaining walls and grade beams on residential lots to be owned and maintained by the Home Owner.
 - All Sight Visibility Easements (SVE) are 25'x25', and also include the City's right to construct and maintain sidewalks therein.
 - According to Community Panel No. 48085C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Screen wall to be owned and maintained by the Homeowners Association (HOA).
 - Private wall easements are for the benefit of the Homeowners Association (HOA).
 - 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.

**FINAL PLAT
AVERY POINTE PHASE 6**

PD 673-2014
TRACT D
BLOCK B, LOTS 1X, 1-20; BLOCK C, LOT 1X;
BLOCK D, LOTS 1-22; BLOCK E, LOTS 1-11;
BLOCK N, LOTS 1X, 24-26;

56 SF-72 RESIDENTIAL LOTS
3 HOA LOTS

17.458 ACRES
SITUATED IN THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288,

CITY OF ANNA, COLLIN COUNTY, TEXAS
January, 2020

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale 1" = 60'	Drawn by MLB	Checked by KHA	Date JAN. 2020
Project No. 063451700	Sheet No. 1 OF 2		
<p>OWNER: Lennar Homes of Texas Land and Construction, Ltd. 1707 Market Place Boulevard, Suite 100 Irving, Texas 75063 Ph: (469) 587-5300 Contact: APPLICANT: Kimley-Horn and Associates, Inc. 13455 Noel Road, Suite 700 Dallas, TX 75240 Ph: (972) 770-1300 Contact: Mark Harris, PE Email: mark.harris@kimley-horn.com</p>			

**EXHIBIT A
Page 1 of 2**

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the sole owner of the following described tract of land:

BEING a tract of land situated in the Francis T. Duffau Survey, Abstract No. 288, City of Anna, Collin County, Texas, and being all of called "Tract 1 (North)" as described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, LTD., as recorded in Instrument No. 20180614000736900 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Tract 1 (North), common to northeast corner of The Falls Phase 2, according to the Plat recorded in Cabinet P, Pg. 870 of the Plat Records of said county, on the south line of the First Tract, a called 80 acres tract of land described in a Trustee's Deed, as recorded in Volume 784, Page 34 of the Deed Records of said county and conveyed in a Warranty Deed to QJR Partnership, Ltd., as recorded in Volume 5106, Page 2390 of said Official Public Records;

THENCE South 88°46'15" East, along the south line of said 80 acres tract, a distance of 803.40 feet to a 5/8 inch iron rod found for the southeast corner of said 80 acres tract and the southwest corner of a called 111.666 acres tract described in a Special Warranty Deed to Oakwood Village Apartments, Inc., as recorded in Instrument No. 20171201001594200 of said Official Public Records;

THENCE South 88°49'57" East, along the south line of said 111.666 acres tract, a distance of 452.69 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner at the most northerly northwest corner of a right of way dedication for Ferguson Parkway, according to the Plat of Avery Pointe Phase 4, recorded in Volume 2016, Page 311 of said Plat Records;

THENCE leaving said 111.666 acres tract and along the westerly right of way line of said Ferguson Parkway, the following courses and distances:

South 1°13'45" West, a distance of 40.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 88°46'15" East, a distance of 25.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 1°10'03" West, a distance of 65.07 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner at the beginning of a tangent curve to the right having a central angle of 4°49'57", a radius of 2,240.00 feet, and a chord bearing and distance of South 3°35'02" West, 188.87 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 188.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner at the end of said curve;

South 6°00'00" West, a distance of 180.72 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of a 50 feet-wide right of way dedication for Madison Drive, according to said Plat of Avery Pointe Phase 4;

THENCE North 84°00'00" West, leaving said Ferguson Parkway and along the northerly right of way line of Madison Drive, a distance of 130.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the intersection of the north right of way line of said Madison Drive and the east right of way line of Laurenbrooke Drive, a 50 feet-wide right of way dedication, according to said Plat of Avery Pointe Phase 4;

THENCE North 6°00'00" East, along the east right of way line of said Laurenbrooke Drive, a distance of 18.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said Laurenbrooke Drive;

THENCE North 84°00'00" West, along the north line of said Laurenbrooke Drive, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northwest corner of said Laurenbrooke Drive;

THENCE South 6°00'00" West, along the west right of way line of said Lauenbrooke Drive, a distance of 18.68 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the intersection of the west right of way line of said Laurenbrooke Drive and the north right of way line of said Madison Drive, at the beginning of a non-tangent curve to the left having a central angle of 0°37'39", a radius of 1,775.00 feet, and a chord bearing and distance of North 85°07'15" West, 19.44 feet;

THENCE in a northwesterly direction, with said curve to the left and along the north right of way line of said Madison Drive, an arc distance of 19.44 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northwest corner of said Madison Drive;

THENCE South 4°53'17" West, along the west line of said Madison Drive, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the southwest corner of said Madison Drive, at the beginning of a non-tangent curve to the right having a central angle of 0°37'02", a radius of 1,725.00 feet, and a chord bearing and distance of South 85°08'08" East, 18.58 feet;

THENCE in a southeasterly direction, with said curve to the right and along the south right of way line of said Madison Drive, an arc distance of 18.58 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the intersection of the south right of way line of said Madison Drive and the west right of way line of said Laurenbrooke Drive, at the beginning of a non-tangent curve to the left having a central angle of 2°13'23", a radius of 2,989.00 feet, and a chord bearing and distance of South 4°24'10" West, 115.97 feet;

THENCE in a southwesterly direction, with said curve to the left and along the west right of way line of said Laurenbrooke Drive, an arc distance of 115.98 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of Block E of said Avery Pointe Phase 4;

THENCE North 88°49'57" West, leaving said west right of way line and along the north line of said Avery Pointe Phase 4, a distance of 1,063.08 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found in the east line of said The Falls Phase 2;

THENCE North 0°43'58" East, along said east line, passing at a distance of 456.99 feet, a 5/8 inch iron rod with a yellow plastic cap, stamped "Carter & Burgess", found at the southeast corner of a right of way dedication for Helmoken Drive, according to said Plat of The Falls Phase 2, passing at a distance of 506.99 feet, a 5/8 inch iron rod found for the northeast corner of said Helmoken Drive, continuing for a total distance of 625.88 feet to the POINT OF BEGINNING and containing 17.458 acres (or 760,450 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through their duly authorized officers do hereby adopt this plat designating the herein above described property as AVERY POINTE PHASE 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, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

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

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

BY: Lennar Texas Holding Company, a Texas corporation, its General Partner

By:

Signature

Name and Title

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 _____ of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, 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

WITNESS MY HAND at _____, this the _____ day of _____, 20 ____.

GENERAL NOTES:

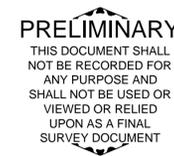
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2. All bearings and coordinates shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999856573. Vertical Datum NAVD 88.
3. All proposed lots situated in whole or part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
4. All common areas to be owned and maintained by the Homeowners Association.
5. All proposed lots shall have a 10-foot Utility Easement adjacent to street right-of-ways.
6. Retaining walls and grade beams on residential lots to be owned and maintained by the Home Owner.
7. All Sight Visibility Easements (SVE) are 25x25, and also include the City's right to construct and maintain sidewalks therein.
8. According to Community Panel No. 48085C0155J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
9. Screen wall to be owned and maintained by the Homeowners Association (HOA).
10. Private wall easements are for the benefit of the Homeowners Association (HOA).
11. 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.

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 Parkway, Suite 210
Frisco, TX 75034
(972) 335-3590
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 _____, 20 ____

by the City Council of the City of Anna, Texas.

Mayor

City Secretary

FINAL PLAT
AVERY POINTE PHASE 6

PD 673-2014
TRACT D
BLOCK B, LOTS 1X, 1-20; BLOCK C, LOT 1X;
BLOCK D, LOTS 1-22; BLOCK E, LOTS 1-11;
BLOCK N, LOTS 1X, 24-26;

56 SF-72 RESIDENTIAL LOTS
3 HOA LOTS

17.458 ACRES
SITUATED IN THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288,

CITY OF ANNA, COLLIN COUNTY, TEXAS
January, 2020

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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

OWNER: Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5300
Contact:
APPLICANT: Kimley-Horn and Associates, Inc.
13455 Neel Road, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Mark Harris, PE
Email: mark.harris@kimley-horn.com

EXHIBIT A
Page 2 of 2



Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 2/3/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

A) Conduct a public hearing to consider public comments to rezone 4.3± acres located on the west side of South Powell Parkway (State Highway 5), 1,090± feet south of West White Street (Farm to Market Road 455) **from** Single-Family Residential - Large Lot (SF-E) **to** Restricted Commercial (C-1). **Applicant: Patrick Filson, P.E.**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 4.5± acres from SF-E to C-1.

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

SUMMARY:

The applicant is requesting to rezone the subject property to allow for commercial uses. For additional information please refer to the attached staff report.

A Concept Plan, Buzz Center Addition, Block A, Lot 1, accompanies this request as Agenda Item 7C.

STAFF RECOMMENDATION:

Recommended approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/29/2020	Exhibit
Staff Report	1/30/2020	Staff Report
Legal Description	1/30/2020	Exhibit

BAMBOO DR

Rezone from SF-E to C-1

S SHERLEY AVE

W WHITE ST

E WHITE ST

S POWELL PKWY

S INTERURBAN ST

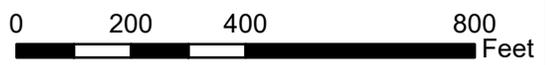
S RIGGINS ST

EDWARD ST

THE CITY OF
Anna



 Proposed Site  Parcels



January 2020

CITY OF ANNA
PLANNING & ZONING COMMISSION

February 3, 2020

Agenda Item No. 7

Applicant: Patrick Filson, P.E.

DESCRIPTION:

Request to rezone 4.3± acres located on the east side of South Powell Parkway (State Highway 5), 1,090± feet south of West White Street (Farm to Market Road 455), **from** SF-E Single Family Residential – Large Lot **to** C-1 Restricted Commercial District.

REMARKS:

The applicant is requesting to rezone the property in order to allow for commercial uses such as retail and drive-through restaurants. The Restricted Commercial (C-1) district is intended to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas, where retail or service establishments deal directly with customers. Businesses in the C-1 district should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

A concept plan, Buzz Center Addition, Block A, Lot 1, accompanies this request as Agenda Item 7C.

Surrounding Land Use and Zoning

North	Single-family residence zoned C-2
East	Across Interurban St, vacant tract and single-family residences zoned SF-1
South	Vacant tract zoned SF-E
West	Across S Powell Pkwy (S.H. 5), Religious Facility and single-family residences zoned C-2 and vacant tract zoned PD-843-2020-MF-2

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

1. Principle 6: Dynamic Business Community
 - a. Attractive commercial centers with well-designed and well-maintained landscaping

- b. Ability of neighbors to work in Anna

City of Anna Goals for 2024

1. Goal 1: Growing Anna Economy
 - a. Expand the commercial tax base
 - b. More jobs for neighbors
 - c. Expand retail businesses

2. Goal 3: Anna – A Great Place to Live
 - a. Increase the number of “family-oriented” restaurants
 - b. Increase the number of retail businesses

Future Land Use Plan – The Future Land Use Plan designates this property as Commercial and Parks.

Commercial is land or buildings where merchandise or services are offered for sale. The primary purpose of the land is to provide a location for displaying merchandise or communicating services in a manner that enhances the convenient retail sale of goods and services. 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.

Parks are land devoted to active or passive recreation, or preservation of open space, natural beauty, or environmentally sensitive lands. Locally significant park and pedestrian/open space opportunities exist in Anna. Additional recreational development with a better distribution into all areas of the City is needed.

The proposed development conforms with the Future Land Use Plan for the commercial designation. Major corridors, such as State Highway 5, are the most suitable locations for commercial uses due to the high visibility of passing traffic. Commercial uses, if

appropriately designed and scaled, will be complimentary to the existing residential neighborhood.

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 Adjacency

The subject property's location on South Powell Pkwy (State Highway 5) is well suited for non-residential uses. However, the eastern side of South Interurban Street is an existing single-family neighborhood.

To address residential adjacency concerns, the applicant has agreed to modify their initial request from General Business (C-2) to Restricted Commercial (C-1). This will prevent more intense uses such as a car wash or auto leasing and rental, which are allowed by-right in the C-2 district. The C-1 district is intended to be complementary to residential uses by satisfying daily and frequent shopping needs.

There are also required design standards in place that will help reduce the impact of this development for the existing neighbors.

- Design Standards
 - Sec. 9.03.058 (Off-street parking) – The headlights of vehicles will be screened so they may not shine into adjacent residences
- Zoning Ordinance
 - Sec. 9.04.021 (C-1 Restricted Commercial) – Illuminated signs shall not shine onto nearby residential properties
 - Sec. 9.04.039 (Screening device requirements) – Provide a screening wall or living plant screen on the southern property line.
- Landscape Regulations
 - Sec. 9.06.007 (Setbacks) - A minimum 10-foot landscape buffer along the right-of-way of Interurban Street

For these reasons, staff believes that C-1 zoning is appropriate for the subject property.

SUMMARY:

The applicant is requesting to rezone the property in order to allow for commercial uses such as drive-through restaurants and retail stores. The request is in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan by expanding the commercial tax base. The city's Design Standards and Zoning Ordinance are in place to

minimize impact to the existing adjacent residences. For these reasons, staff is in support of the requested rezoning from SF-E to C-1.

RECOMMENDATION:

Recommended for approval as submitted.

EXHIBIT A

BEING a tract of land out of the Granderson Stark Survey, Abstract Number 798, in the City of Anna, Collin County, Texas, and being a portion of that tract of land described by deed to SWACCHA, LLC as recorded under Document Number 20190218000166800, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a concrete monument found for the southwest corner of said SWACCHA tract and the herein described tract, same being the northeast corner of "Parcel 143" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026, said point also being in the north line of Lot 1 in Block A of Scribner Addition, an addition in the City of Anna, Collin County, Texas, according to the plat recorded under Volume 2016, Page 442, Plat Records of Collin County, Texas, (P.R.C.C.T.);

THENCE North 04 degrees 09 minutes 09 seconds East, with the west line of said SWACCHA tract, a distance of 19.50 feet to a 5/8 inch rebar with pink cap stamped, "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter called "TXDOT") found for the south corner of "Parcel 146, Part 1" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026;

THENCE through the interior of said SWACCHA tract and with the east lines of said "Parcel 146, Part 1" the following calls:

1. North 18 degrees 11 minutes 17 seconds East, a distance of 102.49 feet to a 5/8 inch rebar with "TXDOT" cap found;
2. North 04 degrees 08 minutes 19 seconds East, a distance of 200.00 feet to a point within a tree;
3. North 11 degrees 23 minutes 19 seconds West, a distance of 92.58 feet to a 5/8 inch rebar with "TXDOT" cap found for the north corner of said "Parcel 146, Part 1", said point being in the west line of said SWACCHA tract;

THENCE North 04 degrees 09 minutes 09 seconds East, with the west line of said SWACCHA tract, a distance of 112.00 feet to a 5/8 inch rebar with "TXDOT" cap found for the southeast corner of "Parcel 146, Part 2" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026;

THENCE North 02 degrees 13 minutes 52 seconds East, through the interior of said SWACCHA tract, and with the east line of said "Parcel 146, Part 2", a distance of 141.43 feet to a 5/8 inch rebar with "TXDOT" cap found for the northeast corner thereof, same being the southeast corner of "Parcel 151" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026, said point also being in the common line of said SWACCHA tract and a tract of land called "TRACT 2" as described by deed to Altice Use, Inc. as recorded under Document Number 20181226001561580, (O.P.R.C.C.T.);

THENCE South 88 degrees 29 minutes 12 seconds East, with the common line of said SWACCHA tract and said Altice Use tract, a distance of 303.14 feet to a 1/2 inch rebar found for the common east corner thereof, said point being in the west line of a tract of land described by deed to the City of Anna as recorded under Document Number 20170727000992200, (O.P.R.C.C.T.);

THENCE with the westerly lines of said City of Anna tract, the following calls:

1. South 02 degrees 30 minutes 00 seconds West, a distance of 167.90 feet to a 1/2 inch rebar with pink cap found;
2. North 89 degrees 45 minutes 00 seconds West, a distance of 20.00 feet to a 1/2 inch rebar with pink cap found;
3. South 02 degrees 30 minutes 00 seconds West, a distance of 375.00 feet to a 1/2 inch rebar with pink cap found;
4. South 89 degrees 45 minutes 00 seconds East, a distance of 20.00 feet to a 1/2 inch rebar with pink cap found;
5. South 02 degrees 30 minutes 00 seconds West, a distance of 114.29 feet to the southeast corner of said SWACCHA tract, and being in the north line of said Lot 1, from which an old wood post bears North 78 degrees East a distance of 0.30 feet;

THENCE North 89 degrees 11 minutes 29 seconds West, with the north line of said Lot 1, a distance of 317.57 feet to **THE POINT OF BEGINNING** and enclosing 4.326 (188,461 square feet) of land, more or less.



John H. Barton III
01/8/2020

EXHIBIT B

PREMIER PAWN TEXAS LTD
PREMIER PAWN TEXAS ADDITION (CAN),
BLK 1, LOT 1

WANGLER ROGER D &
ASPASIA
ABS A0798 G STARK
SURVEY, SHEET 1, TRACT
44, 0.33 AC.

ZONED: C-2

MCLITTLE ENTERPRISES LLC
ABS A0798 G STARK SURVEY, SHEET 1, TRACT 38,
0.4711 AC.

FIRST APOSTOLIC
CHURCH
ABS A0798 G STARK
SURVEY SHEET 1, TRACT
39, 0.5687 AC.

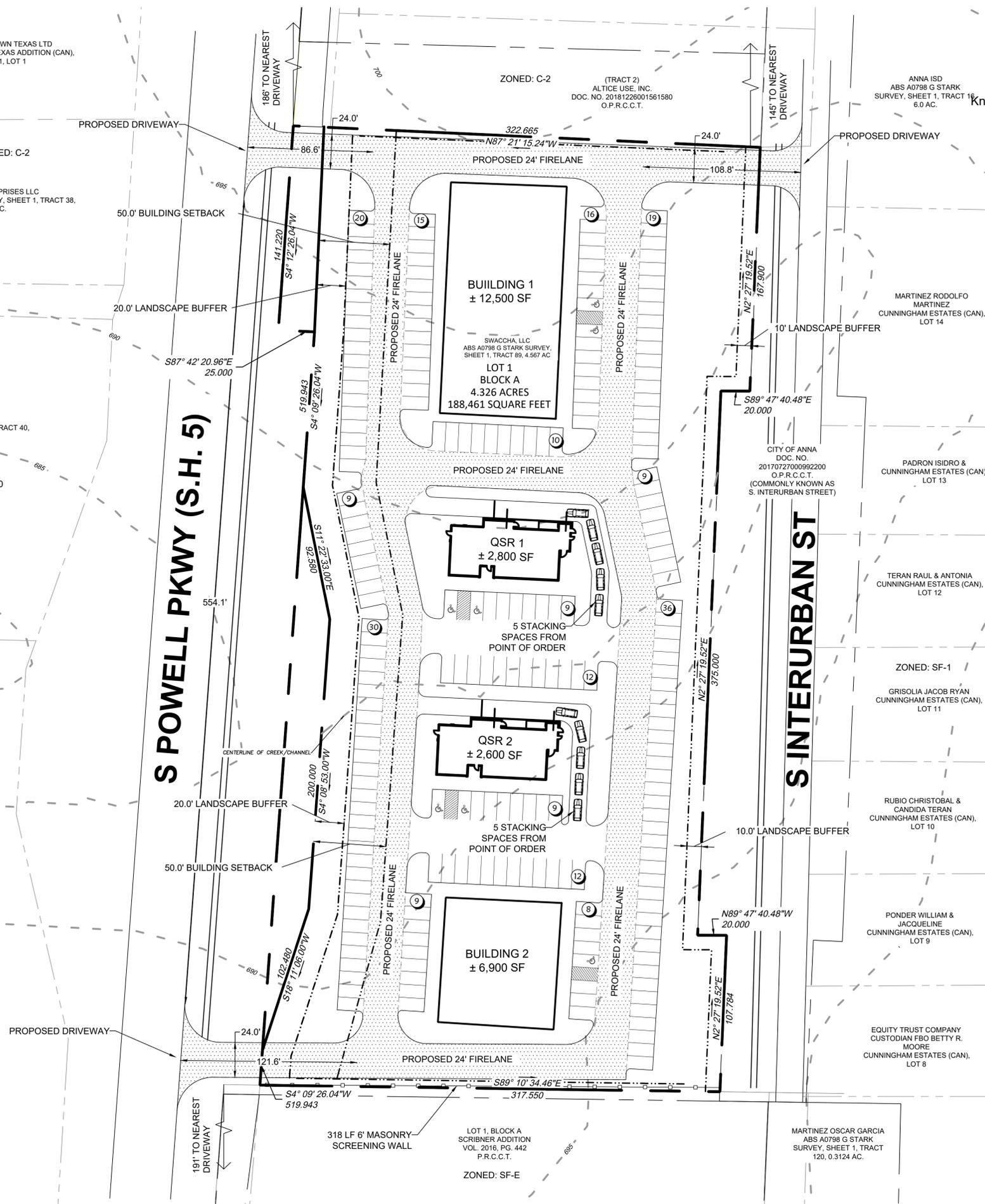
MCBROOM FLOYD & EDNA M
ABS A0798 G STARK SURVEY, SHEET 1, TRACT 40,
0.9392 AC.

ZONED: C-2 W-SUP 482-2010

ANNA 21 LLC,
ABS A0798 G STARK SURVEY, SHEET 1, TRACT 78,
20.4141 AC.

ZONED: AG

FULL PATH: K:\job\110001_Ana\Drawings\03_DRAWING - Exhibit B SITE PLAN
 PLOTTER: CALISTO PLANNER
 PLOTTED BY: PATRICK FILSON
 PLOTTED DATE: 10/25/20



Know what's below.
Call before you dig.

GRAPHIC SCALE



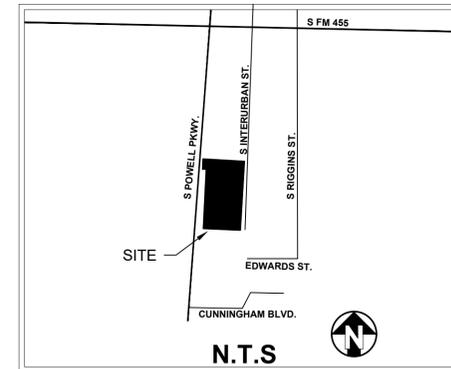
SCALE: 1" = 40'

SITE SUMMARY TABLE

LAND USE	COMMERCIAL
LOT AREA GROSS	197,681 S.F. (4.54 AC.)
TOTAL IMPERVIOUS AREA	125,233 S.F. (2.87 AC.)
PARKING SUMMARY:	
RESTAURANT (DINING) (20,300 SF / 1000 SF * 10 SPACES)	203 SPACES
PARKING PROVIDED	203 SPACES
RETAIL (4,850 SF / 1000 SF * 4 SPACES)	20 SPACES
PARKING PROVIDED	20 SPACES
TOTAL PARKING REQUIRED	223 SPACES
TOTAL PARKING PROVIDED	223 SPACES
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	7 SPACES

LEGEND

- PROPOSED FACE AND BACK OF CURB
- PROPOSED FIRE LANE PAVEMENT
- PARKING COUNT
- QUICK SERVICE RESTAURANTS



CONCEPT PLAN

BUZZ CENTER ADDITION, BLOCK A, LOT 1

4.326 Acres Out Of The
GRANDERSON STARK SURVEY
ABSTRACT NO. 798
IN THE CITY OF ANNA, LOCATED IN COLLIN
COUNTY, TEXAS
Preparation Date: 1/30/2020

OWNER/APPLICANT

Swaccha, LLC
4613 Meadow Ridge Dr.
Plano, Texas 75093
Telephone (214) 616-3764
Contact: Dr. Uma, Chintapalli

ENGINEER

Kirkman Engineering
5200 State Highway 121
Colleyville, Texas 76034
Telephone (817) 488-4960
TBP# No: 15874
Contact: Patrick Filson, P.E.

SURVEYOR

Barton Chapa Surveying
5200 State Highway 121
Colleyville, Texas 76034
Telephone (817) 864-1957
TFRN No: 10194331
Contact: Jack Baron, R.P.L.S.



5200 State Highway 121
Colleyville, Texas 76034
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: HIT19001

DESIGNED BY: JMC

DRAWN BY: JMC

CHECKED BY: PCF

ISSUE DATE: 1-30-2020

REV:

Kirkman Engineering, LLC
Texas Firm No: 15874

ANNA BUZZ
CENTER

ANNA,
TEXAS

CONCEPT
PLAN

SHEET:

V1.0



Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 2/3/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1, Preliminary Plat. **Applicant: Patrick Filson, P.E.**

SUMMARY:

Restaurants with drive-through and retail on one lot on 4.3± acres located on the east side of S. Powell Parkway (State Highway 5), 681.5± feet north of Cunningham Boulevard.

The purpose for the preliminary plat is to propose easements necessary for the future commercial development.

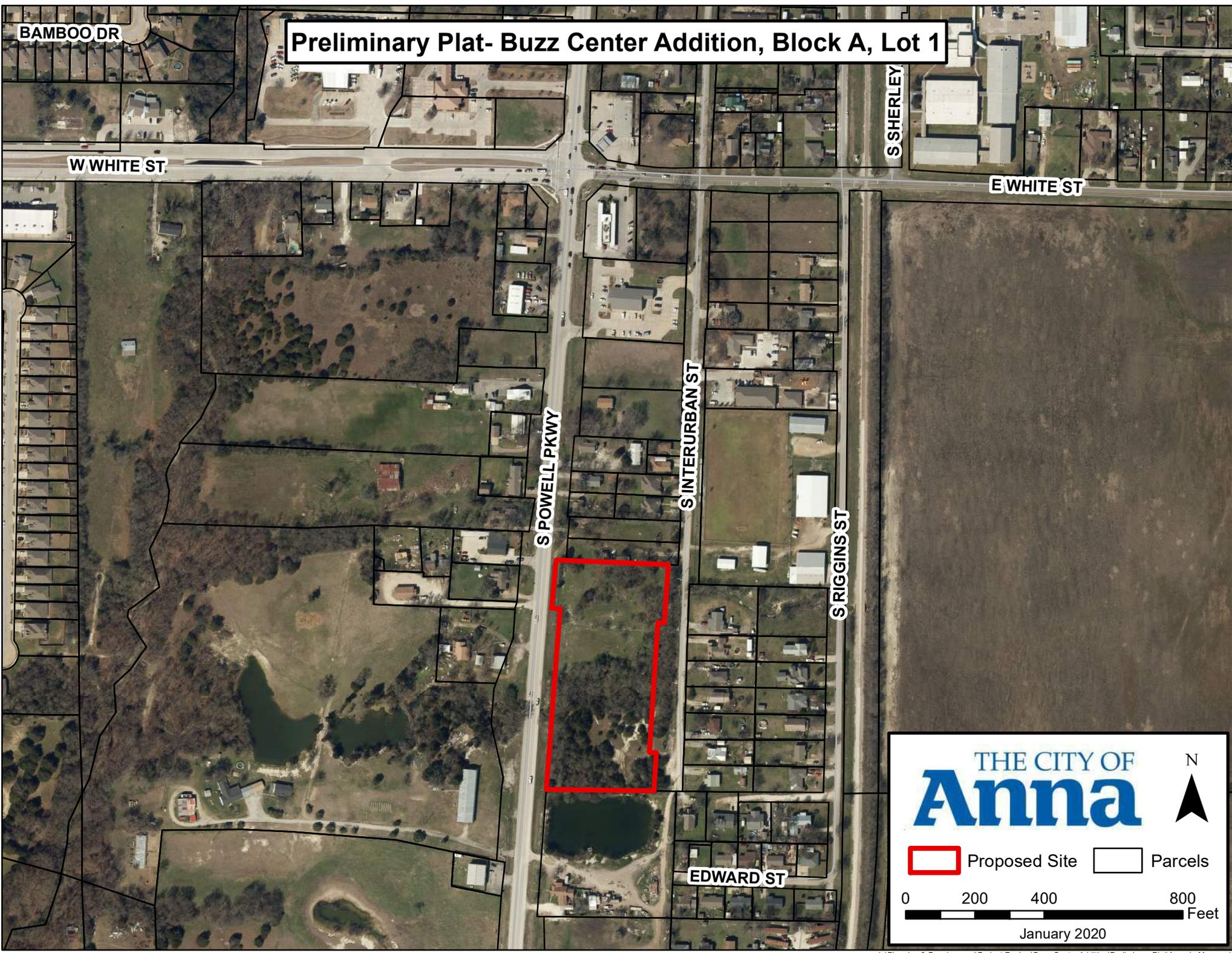
STAFF RECOMMENDATION:

Recommend approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	1/29/2020	Exhibit
Exhibit	1/29/2020	Exhibit

Preliminary Plat- Buzz Center Addition, Block A, Lot 1



BAMBOO DR

W WHITE ST

S POWELL PKWY

S INTERURBAN ST

S RIGGINS ST

S SHERLEY

E WHITE ST

EDWARD ST

THE CITY OF
Anna



 Proposed Site  Parcels

0 200 400 800 Feet

January 2020

VICINITY MAP - NOT TO SCALE



EXHIBIT A

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C01601, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.



SCALE: 1" = 40'

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

Line #	Distance	Bearing
L1	38.49'	N51°29'35"E
L2	19.33'	N45°42'00"E
L3	16.78'	S78°37'13"E
L4	32.64'	S87°05'35"E
L5	18.07'	S66°38'58"E
L6	25.21'	N42°05'33"E
L7	57.16'	N85°56'19"E
L8	47.09'	N43°29'45"E
L9	23.22'	N57°39'34"E
L10	20.67'	N18°50'46"E
L11	25.00'	N44°49'53"E
L12	24.27'	N18°54'12"E
L13	25.28'	N13°51'14"E
L14	14.28'	S04°09'09"W
L15	10.25'	S18°11'17"W
L16	46.34'	N89°40'17"W
L17	16.74'	S08°30'19"E
L18	12.35'	S14°16'26"W
L19	13.09'	S87°50'57"E
L20	24.00'	S02°13'52"W
L21	24.00'	N02°30'00"E
L22	12.80'	N07°22'07"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.26'	20.00'	086°40'33"	S46°59'27"W	27.45'
C2	31.17'	20.00'	089°17'12"	N45°01'41"W	28.11'
C3	30.26'	20.00'	086°40'33"	S46°59'27"W	27.45'
C4	5.42'	20.00'	015°31'26"	S04°06'32"E	5.40'
C5	26.31'	20.00'	075°21'54"	S49°33'12"E	24.45'
C6	45.66'	25.00'	104°38'06"	N40°26'48"E	39.57'
C7	40.09'	22.83'	100°35'39"	N42°35'26"W	35.14'
C8	39.57'	24.84'	091°16'33"	S47°30'29"W	35.51'
C9	39.19'	25.00'	089°48'35"	S42°56'40"E	35.30'
C10	39.31'	25.01'	090°03'17"	N47°06'10"E	35.38'
C11	39.36'	25.26'	089°15'45"	S42°58'23"E	35.49'
C12	27.87'	20.00'	079°50'09"	N52°13'58"E	25.67'

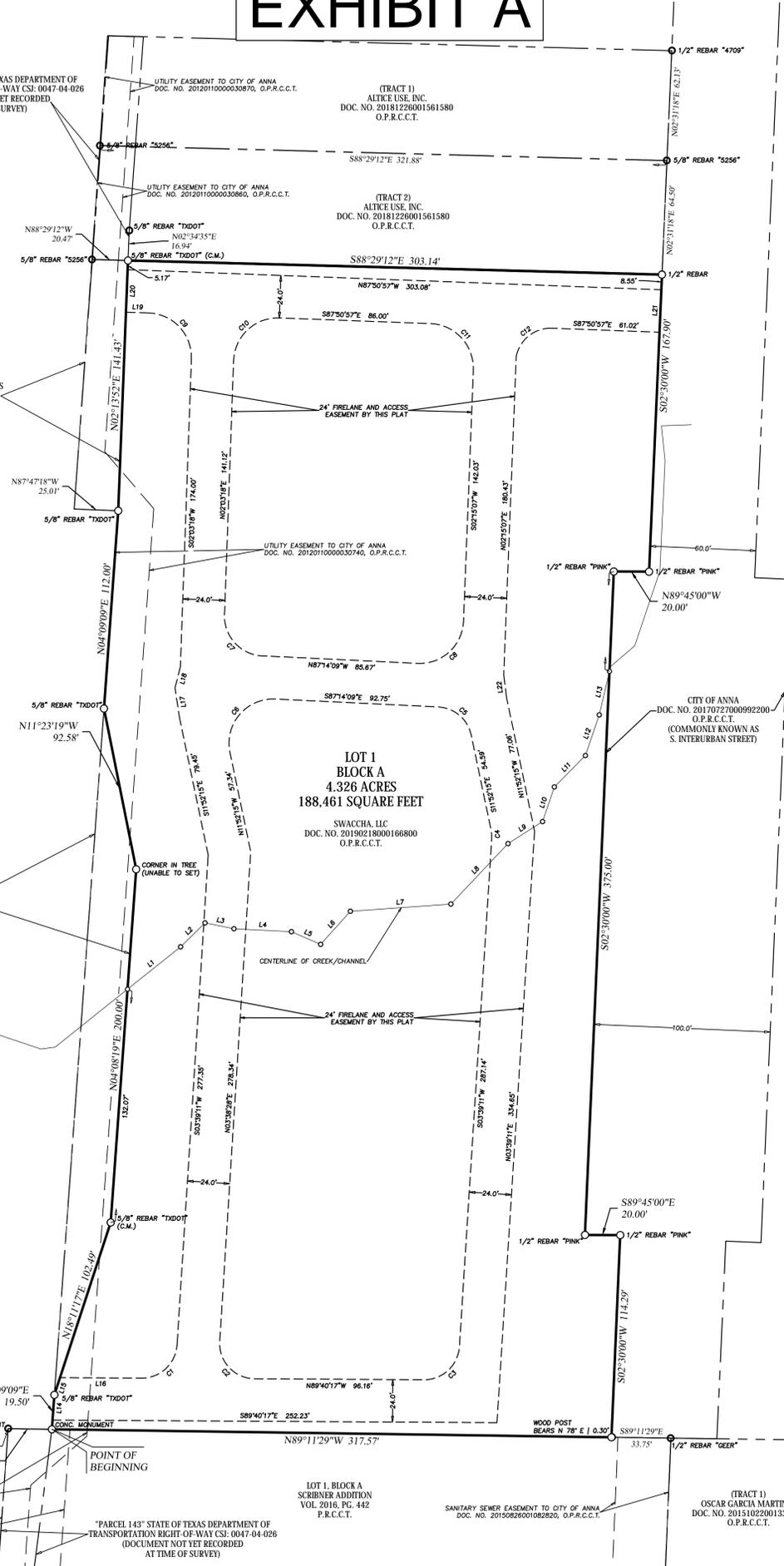
"PARCEL 146, PART 1" STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CSJ: 0047-04-026 (DOCUMENT NOT YET RECORDED AT TIME OF SURVEY)

"PARCEL 143" STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CSJ: 0047-04-026 (DOCUMENT NOT YET RECORDED AT TIME OF SURVEY)

"PARCEL 146, PART 2" STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CSJ: 0047-04-026 (DOCUMENT NOT YET RECORDED AT TIME OF SURVEY)

"PARCEL 151" STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CSJ: 0047-04-026 (DOCUMENT NOT YET RECORDED AT TIME OF SURVEY)

POWELL PARKWAY (S.H. NO. 5) (EXISTING VARIABLE WIDTH R.O.W.)



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SWACCHA, LLC is the sole owner of the following described tract:

BEING a tract of land situated in the G. Stark Survey, Abstract Number 798, City of Anna, Collin County, Texas, being part of the tract described by deed to SWACCHA, LLC as recorded under Document Number 20190218000166800, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a concrete monument found at the southwest corner of said SWACCHA tract and the herein described tract, same being the northeast corner of "Parcel 143" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026, said point also being in the north line of Lot 1 in Block A of Scribner Addition, an addition in the City of Anna, Collin County, Texas, according to the plat recorded under Volume 2016, Page 442, Plat Records of Collin County, Texas, (P.R.C.C.T.);

THENCE North 04 degrees 09 minutes 09 seconds East, with the west line of said SWACCHA tract, a distance of 19.50 feet to a 5/8 inch rebar with pink cap stamped, "TxDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter called "TxDOT") found for the south corner of "Parcel 146, Part 1" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026;

THENCE through the interior of said SWACCHA tract and with the east lines of said "Parcel 146 Part 1" the following calls:

- North 18 degrees 11 minutes 17 seconds East, a distance of 102.49 feet to a 5/8 inch rebar with "TxDOT" cap found;
- North 04 degrees 08 minutes 19 seconds East, a distance of 200.00 feet to a point within a tree;
- North 11 degrees 23 minutes 19 seconds West, a distance of 92.58 feet to a 5/8 inch rebar with "TxDOT" cap found for the north corner of said "Parcel 146, Part 1", said point being in the west line of said SWACCHA tract;

THENCE North 04 degrees 09 minutes 09 seconds East, with the west line of said SWACCHA tract, a distance of 112.00 feet to a 5/8 inch rebar with "TxDOT" cap found for the southeast corner of "Parcel 146, Part 2" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026;

THENCE North 02 degrees 13 minutes 52 seconds East, through the interior of said SWACCHA tract, and with the east line of said "Parcel 146, Part 2", a distance of 141.43 feet to a 5/8 inch rebar with "TxDOT" cap found for the northeast corner thereof, same being the southeast corner of "Parcel 151" State of Texas Department of Transportation Right-of-Way CSJ: 0047-04-026, said point also being in the common line of said SWACCHA tract and a tract of land called "TRACT Z" as described by deed to Alice Use, Inc. as recorded under Document Number 20181226001561580, (O.P.R.C.C.T.);

THENCE South 88 degrees 29 minutes 12 seconds East, with the common line of said SWACCHA tract and said Alice Use tract, a distance of 303.14 feet to a 1/2 inch rebar found for the common east corner thereof, said point being in the west line of a tract of land described by deed to the City of Anna as recorded under Document Number 2017072700992200, (O.P.R.C.C.T.);

THENCE with the westerly lines of said City of Anna tract, the following calls:

- South 02 degrees 30 minutes 00 seconds West, a distance of 167.90 feet to a 1/2 inch rebar with pink cap found;
- North 89 degrees 45 minutes 00 seconds West, a distance of 20.00 feet to a 1/2 inch rebar with pink cap found;
- South 02 degrees 30 minutes 00 seconds West, a distance of 375.00 feet to a 1/2 inch rebar with pink cap found;
- South 89 degrees 45 minutes 00 seconds East, a distance of 20.00 feet to a 1/2 inch rebar with pink cap found;
- South 02 degrees 30 minutes 00 seconds West, a distance of 114.29 feet to the southeast corner of said SWACCHA tract, and being in the north line of said Lot 1, from which an old wood post bears North 78 degrees East a distance of 0.30 feet;

THENCE North 89 degrees 11 minutes 29 seconds West, with the north line of said Lot 1, a distance of 317.57 feet to THE POINT OF BEGINNING and enclosing 4.326 (188,461 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SWACCHA, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as BUZZ CENTER ADDITION, BLOCK A, LOT 1, 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 he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

OWNER
SWACCHA, LLC
4613 MEADOWBRIDGE DRIVE
PLANO, TX 75093

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III PLS#9 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER
KIRKMAN ENGINEERING
SHEA KIRKMAN
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 488-4960
SHEA.KIRKMAN@TRUSTEELCO.COM

BUZZ CENTER ADDITION
PRELIMINARY PLAT OF BLOCK A, LOT 1
4.326 ACRES
SITUATED IN THE G. STARK SURVEY
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
JANUARY 2020

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 this the _____ day of _____ 20__

BY: _____

PRINT NAME/TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in capacity herein stated and the act and deed of said company.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

I, John H. Barton III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT January 26, 2020

John H. Barton III, RPIS No. 6737

STATE OF TEXAS §
COUNTY OF _____ §

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

Notary Public in and for the State of Texas

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

MAYOR _____ CITY SECRETARY _____



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NUMBER: 2019.001.110

DRAWN BY: BCS

CHECKED BY: JHB

REV: 01/26/2020 - CITY COMMENTS



Item No. 9.

Planning Commission
Agenda
Staff Report

Meeting Date: 2/3/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Minutes for the 01/06/2020 Planning & Zoning Commission Meeting.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Minutes	1/31/2020	Exhibit

MINUTES
PLANNING AND ZONING COMMISSION
January 6, 2019

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on January 6, 2020, 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 7:00 pm.

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

2. Invocation and Pledge of Allegiance

Commissioner Barton 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.

Chairman Tutson wished everyone a Happy New Year.

4. Consider/Discuss/Action on recommendation regarding the Morales Estates, Block A, Lot 1 Development Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The development plat is proposing a future home site and storage. Due to insufficient information and the requirement to act within 30 days of submittal staff recommended denial. Required ownership and utilities information were not provided by the applicant, nor was a 30-day extension requested by the applicant.

Commissioner Barton questioned if the plat was denied was Morales restricted on when she could resubmit.

Mr. Altobelli clarified that there is no time restriction and no additional payment would be required.

Commissioner Callahm asked if there was a clear checklist of what is required of the applicant.

Mr. Altobelli answered yes, there is an adopted checklist and the applicant was contacted about returning the corrections, further stating that the requirement for proof of utilities is a safe guard for the city.

A motion was made by Commissioner Barton and seconded by Commissioner Henke to recommend denial of the development plat. The vote was unanimous.

5. Consider/Discuss/Action on recommendation regarding the Quail Creek Run Place, Block A, Lots 1, 2, 3, & 4 Minor Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The development plat was proposing the subdivision of 4.5 acres into 4 residential lots in the ETJ. The applicant was additionally proposing utility improvements to the site.

Commissioner Ussery wondered if the applicant would be interested in voluntarily annexing into the city.

Applicant was available to provide response.

Steve DePriest 9150 Quail Creek Run clarified that the utility improvements were for water, not sewer, and there were no plans for annexation.

A motion was made by Commissioner Callaham and seconded by Commissioner Ussery to recommend approval of the minor plat. The vote was unanimous.

6. Consider/Discuss/Action on recommendation regarding the Anna Town Center Addition, Block A, Lots 6R, 9, 10, & 11 Preliminary Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. Agenda item number six was labeled incorrectly, it should have read Preliminary Replat, which would require a public discussion. Despite the error, the item was required to be acted on as submitted due to the 30-day time limit.

Mr. Altobelli described the commission's action option regarding the misprint, which was to take no action and it would be sent to the next City Council meeting and allow for a public hearing.

A motion was made by Commissioner Henke seconded by Commissioner Callaham to take no action on the preliminary plat. The vote was unanimous

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

Mr. Altobelli gave a brief presentation and answered questions from the commission. The site plan showed proposed site improvements and staff recommended approval.

Commissioner Barton questioned if drainage would be addressed in the final plat.

Mr. Altobelli answered in the affirmative.

Commissioner Barton also asked if any tenants had been discussed for the lot.

Mr. Altobelli said a drive-through restaurant had been discussed, possibly a Panda Express.

Commissioner Henke wondered what would be developed in the back of the site.

Mr. Altobelli clarified that the site had C-2 base zoning and meetings had only been held so far with possible front lot tenants.

A motion was made by Commissioner Henke and seconded by Commissioner Ussery to recommend approval of the site plan. The vote was unanimous.

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.

The public hearing opened at 7:26 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the commission. Item was initially tabled at the December 2nd meeting. Some of the surrounding sites are Single Family Estate, religious buildings, automotive businesses and a planned development to the west with Multi-Family rights. The zoning change is in conformance with several tenets of the Strategic Plan.

The Planned Development has a base zoning of Multi-Family Residential – High Density. The Planned Development is proposing new height requirements and a maximum of 325 units. All other design standards will meet base zoning. Additionally, there are unique site features, including existing ponds. The actual product will be limited to what is shown in the concept plan.

Commissioner Henke asked if the submittal addressed the reasons for denial at a previous City Council meeting.

Don Collins, applicant, gave a brief presentation. Mr. Collins answered that yes, the presentation and concept plan were more detailed to answer questions raised at Council. Mr. Collins spoke about how he came to be newest owner of the property. He acknowledged the need for the hydrology study and pointed out water features on the site. He further stated that they may gain or lose units based on the hydrology study findings, but they would maintain a maximum of 325 units. Mr. Collins presented images of the views future residence would have of tree lines and pictures of previous projects from the builder.

Chairman Tutson informed the applicant that all the questions he had as a council member had been addressed and that the project had been recommend for approval at the previous Planning and Zoning Commission.

Commissioner Henke asked about ground height near State Highway 5.

The applicant responded that the highest point was in the center and referred to the image of the tree line view, as well as, confirmed that the buildings would be set back far enough from State Highway 5 to avoid the negatives of its proximity.

Chairman Tutson commended the applicant for his presentation.

Commissioner Barton asked if the individual who submitted an objection in the packet had provided any reasoning. They had not.

Commissioner Callaham asked if the zoning change would limit the density.

Mr. Altobelli responded that the Planned Development limits the number of units, therefore limiting density.

Commissioner Ussery stated that the issues raised of council, as he understood, were the lack of a water study and a road study.

Mr. Altobelli clarified that action was being taken on a Zoning Request, not the Final Plat. The Platting process will address these topics.

Commissioner Barton provided further clarification that drainage was discussed at the time of platting, not zoning.

David Kalhoefer, planner for the project, answered a few additional questions from Commissioner Ussery regarding drainage, stating that the hydrology study would provide more insight.

Chairman Tutson thanked the applicants for showing a positive attitude throughout the process.

There were no citizen comments.

The public hearing closed at 7:51 p.m.

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.

The rezone was recommended for approval by staff.

A motion was made by Commissioner Tutson seconded by Commissioner Callaham to recommend approval of the rezoning request. The vote was unanimous.

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

The concept plan was recommended for approval by staff.

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

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.

The public hearing opened at 8:15 p.m.

Mr. Altobelli gave a brief presentation. The applicant was requesting to amend a planned development to allow for multifamily development on roughly nine acres of the property. Staff presented that this change was in conformance with the strategic plan and the applicant was working on a development agreement and design standards. Additionally, the site was in line with the future land use map, as some commercial areas would be maintained. Issues of the project were safety concerns with the adjacent expressway and open space requirements. To address safety, the set back from the expressway was increased to 520 feet and a stipulation was included to address noise concerns. Furthermore, balconies facing the commercial sites will be limited.

Commissioner Henke wanted to know why true mixed use was not being utilized. He was very concerned that the original plans, discussed by Council, to have this area be zoned commercial with medical facility uses were being ignored. He expressed worry that approval would set a precedence that would take away key commercial space that could never be gained back. Commissioner Henke didn't believe this zoning change to be in conformance with the master plan.

Commissioner Callaham asked to the U.S. Highway 75 on the visuals.

Nathan McCarthey, applicant, gave a presentation. He presented his product as an up-town look that would be visually pleasing and dog friendly. He commented that apartment housing was needed for the workforce. He highlighted a water feature, open space, and plenty of parking. Retail space will remain on a portion of the property.

Commissioner Barton noted that on the staff report it indicated that multi-family units would address life-cycle housing and wondered if there was a senior citizen aspect to the property.

The applicant commented that it will be accessible by elevator so senior citizens could utilize the property. Mr. Altobelli noted that it would also provide housing for young professionals and homeowners who wish to down-size.

Commissioner Barton asked if the design limitations were addressing balconies facing U.S. Highway 75 and if the fire department had the capabilities to serve a four-story building.

Mr. Altobelli responded that the fire department was able to view plans and had made any needed recommendations.

Commissioner Ussery asked what the price point was for the project.

Mr. McCarthey responded \$130 per square foot and a total of \$35 million for the project.

Commissioner Callaham voiced his agreement with Commissioner Henke that commercial uses had been discussed for this property.

Commissioner Callaham and Commissioner Ussery noted that the Multi-Family would be contained to only nine acres of the property.

Commissioner Henke stated that he agreed more multifamily units were needed in the city, but this was not the proper place.

There were no public comments.

The public hearing closed at 8:25 p.m.

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.

A motion was made by Commissioner Callaham seconded by Commissioner Moody to recommend approval of the rezoning request. The vote was in favor of approval 6-1, with Chairman Tutson, and Commissioners Barton, Callaham, Voss, Moody, and Ussery voting yes. Commissioner Henke was opposed.

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

A motion was made by Chairman Tutson seconded by Commissioner Voss to recommend approval of the concept plan. The vote was in favor of approval 6-1, with Chairman Tutson, and Commissioners Barton, Callaham, Voss, Moody, and Ussery voting yes. Commissioner Henke was opposed.

10. Consider action to approve minutes of the December 2, 2019 Planning and Zoning meeting.

Chairman Tutson thanked staff for detailed December 2nd minutes.

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

11. Adjourn

A motion was made by Commissioner Henke seconded by Commissioner Voss to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:39 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:
