

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, June 1, 2020, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

This Meeting Agenda and the Agenda Packet, will be posted online at www.annatexas.gov. The meeting will be

1. Call to Order and Establishment of Quorum
2. Invocation and Pledge of Allegiance

Location Map

3. Citizen Comments: The public will be permitted to offer public comments electronically to be read at this point during the meeting. We are encouraging neighbors who wish to have their comments included, e-mail Planner II Lauren Mecke (LMECKE@annatexas.gov) by June 1, 2020, no later than 5:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Consider/Discuss/Action on a recommendation regarding the Walker Estate, Block A, Lot 1, Development Plat. **Applicant: Gary & Brenda Walker**
5. Consider/Discuss/Action on a recommendation regarding the EF Trinity River Addition, Block A, Lot 1, Final Plat. **Applicant: David McCaskill**
6. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 1, Final Plat. **Applicant: Jamie Marcoux, LJA Surveying**
7. A) Resume the public hearing to consider public comments to rezone 65.0± acres located on the south side of West White Street, 1,293± feet west of Oak Hollow Lane **from** Planned Development-129A-2004 and Planned Development-667-2014 **to** one Planned Development and to amend existing planned development standards. **Applicant: David Kalohefer, Peloton Land Solutions & Don Collins**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 65.0± acres from Planned Development-129A-2004 and Planned Development-667-2014 to one Planned Development and amending existing planned development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages at Waters Creek, Block A, Lots 1-2, Block B, Lots 1-4, Block C, Lots 1-6, 1X, Block D, Lots 1-40, Block E, Lots 1-4, 1X, Block F, Lots 1-20, 1X, Block G, Lots 1-20, associated with the rezoning request.
8. A) Conduct a public hearing regarding text amendments to Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances.

B) Consider/Discuss/Action on a recommendation regarding text amendments to Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances.

9. Consider/Discuss/Action to approve minutes of the May 4, 2020 Planning and Zoning meeting.

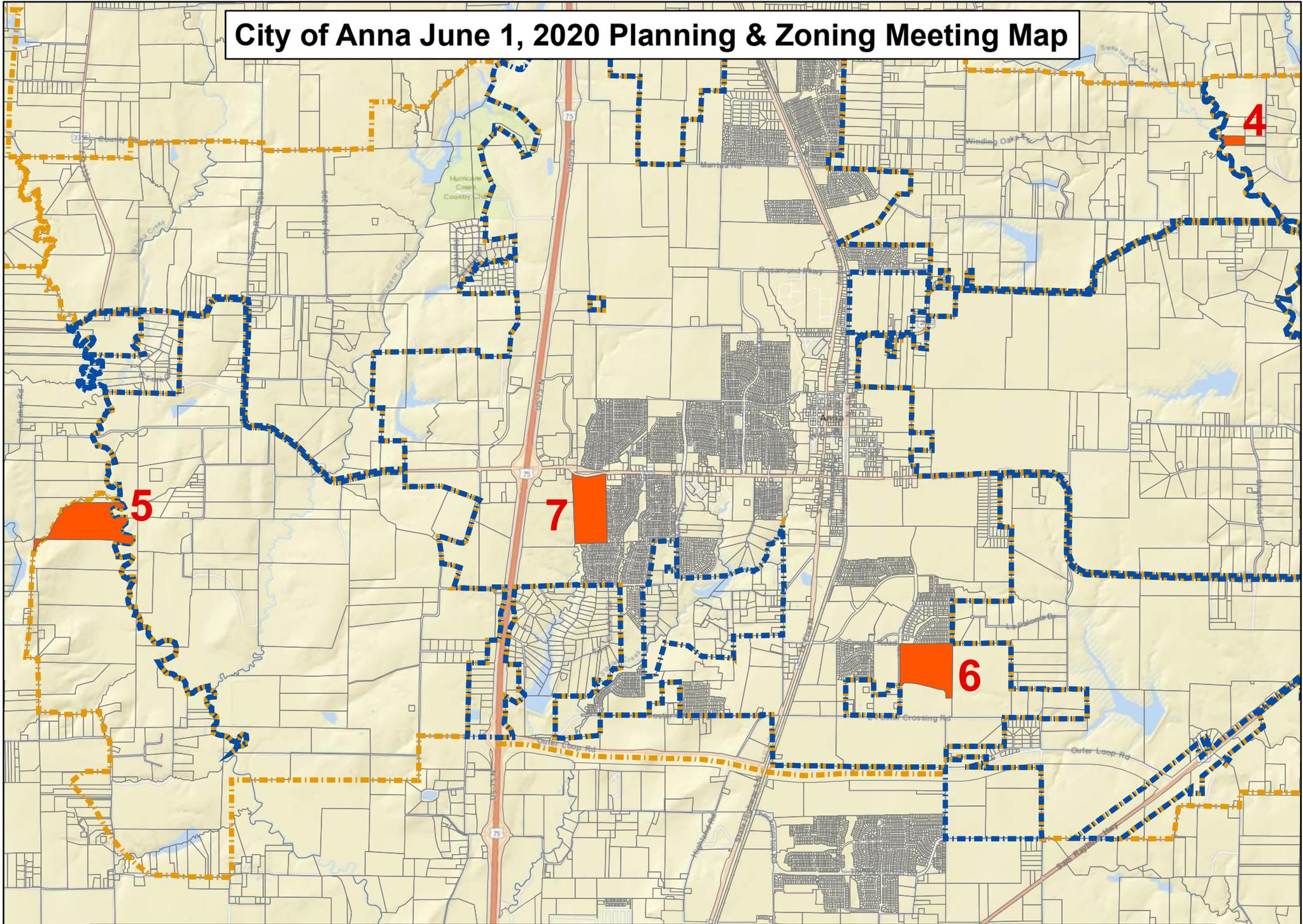
10. Adjorn

This is to certify that I, Ross Altobelli, Director of Development Services, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. May 29, 2020.



Ross Altobelli
Director of Development Services

City of Anna June 1, 2020 Planning & Zoning Meeting Map



Agenda Items City Limits ETJ Parcels

0 0.75 1.5 3 Miles

N
User



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 6/1/2020

Staff Contact: Olivia
Demings

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Walker Estate, Block A, Lot 1, Development Plat. **Applicant: Gary & Brenda Walker**

SUMMARY:

Single-Family Dwelling, Detached on one lot on 6± acres located on the west side of CR 479, 2,187± feet south of CR 429. Located within the extraterritorial jurisdiction (ETJ).

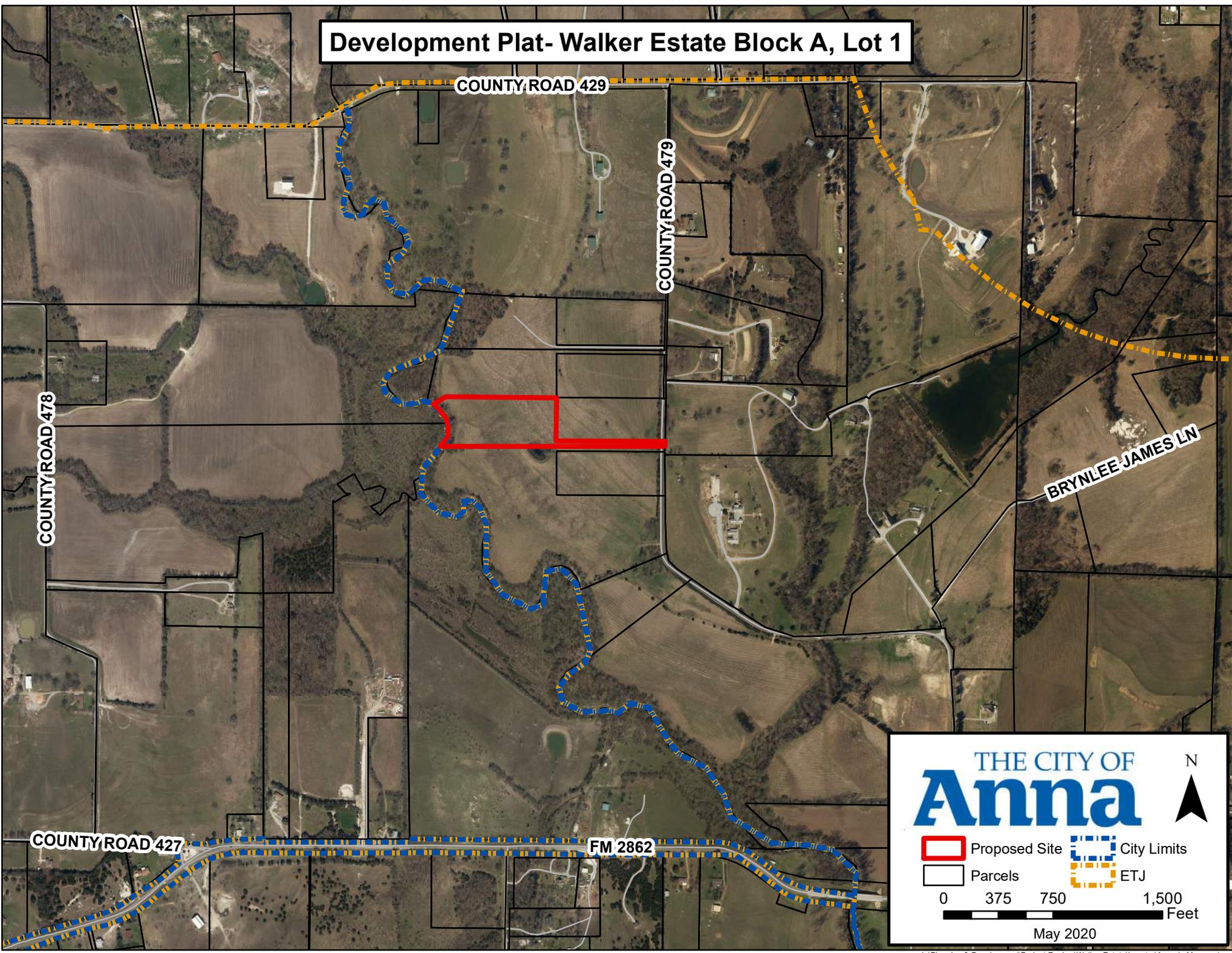
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	5/28/2020	Exhibit
Exhibit A	5/26/2020	Exhibit

Development Plat- Walker Estate Block A, Lot 1



COUNTY ROAD 429

COUNTY ROAD 479

COUNTY ROAD 478

BRYNLEE JAMES LN

COUNTY ROAD 427

FM 2862

THE CITY OF
Anna



-  Proposed Site
-  City Limits
-  Parcels
-  ETJ

0 375 750 1,500 Feet

May 2020

EXHIBIT A

DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 6.567 acres of land described in a deed to Gary G. Walker and Brenda K. Walker as recorded under CC# 20200227000277850 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point on the East side of County Road No. 479, at the Easterly most Northeast corner of said 6.567 acres, and at the Southeast corner of that called 5.113 acres of land described in deed to Darlenzo Renard Hines, Sr. and Jonille Alexander Hines as recorded under CC# 20191028001354330 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE South 00 degrees 29 minutes 05 seconds West, 33.83 feet along the East line of said 6.567 acres to a point for corner at the Southeast corner of said 6.567 acres, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE North 90 degrees 00 minutes 00 seconds West, 1543.11 feet to a point for corner in Sister Grove Creek, and at the Southwest corner of said 6.567 acres, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds East, 100.00 feet for witness;

THENCE along the center of said Sister Grove Creek as follows:

North 38 degrees 11 minutes 58 seconds East, 81.88 feet;
North 01 degrees 42 minutes 20 seconds East, 67.36 feet;
North 14 degrees 40 minutes 11 seconds West, 65.09 feet;
North 40 degrees 39 minutes 25 seconds West, 78.88 feet;
North 44 degrees 07 minutes 34 seconds West, 49.13 feet to a point at the Northwest corner of said 6.567 acres;

THENCE North 59 degrees 41 minutes 56 seconds East, 94.92 feet to a 5/8 inch steel rod set for corner at an angle point of said 6.567 acres;

THENCE South 89 degrees 42 minutes 53 seconds East, 765.41 feet to a 5/8 inch steel rod set at the Northeast corner of said 6.567 acres, and at the Northwest corner of said 5.113 acres;

THENCE South 00 degrees 08 minutes 33 seconds West, 300.00 feet along the West line of said 5.113 acres to a 5/8 inch steel rod set at an ell corner of said 6.567 acres, and at the Southwest corner of said 5.113 acres;

THENCE North 90 degrees 00 minutes 00 seconds East (Directional Control Line), 746.22 feet along the South line of said 5.113 acres to the POINT OF BEGINNING, containing 6.567 acres or 286,072 square feet of land.

FLOOD DEFINITIONS -----
F.I.R.M. 48085C0070J, dated June 2, 2009.

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

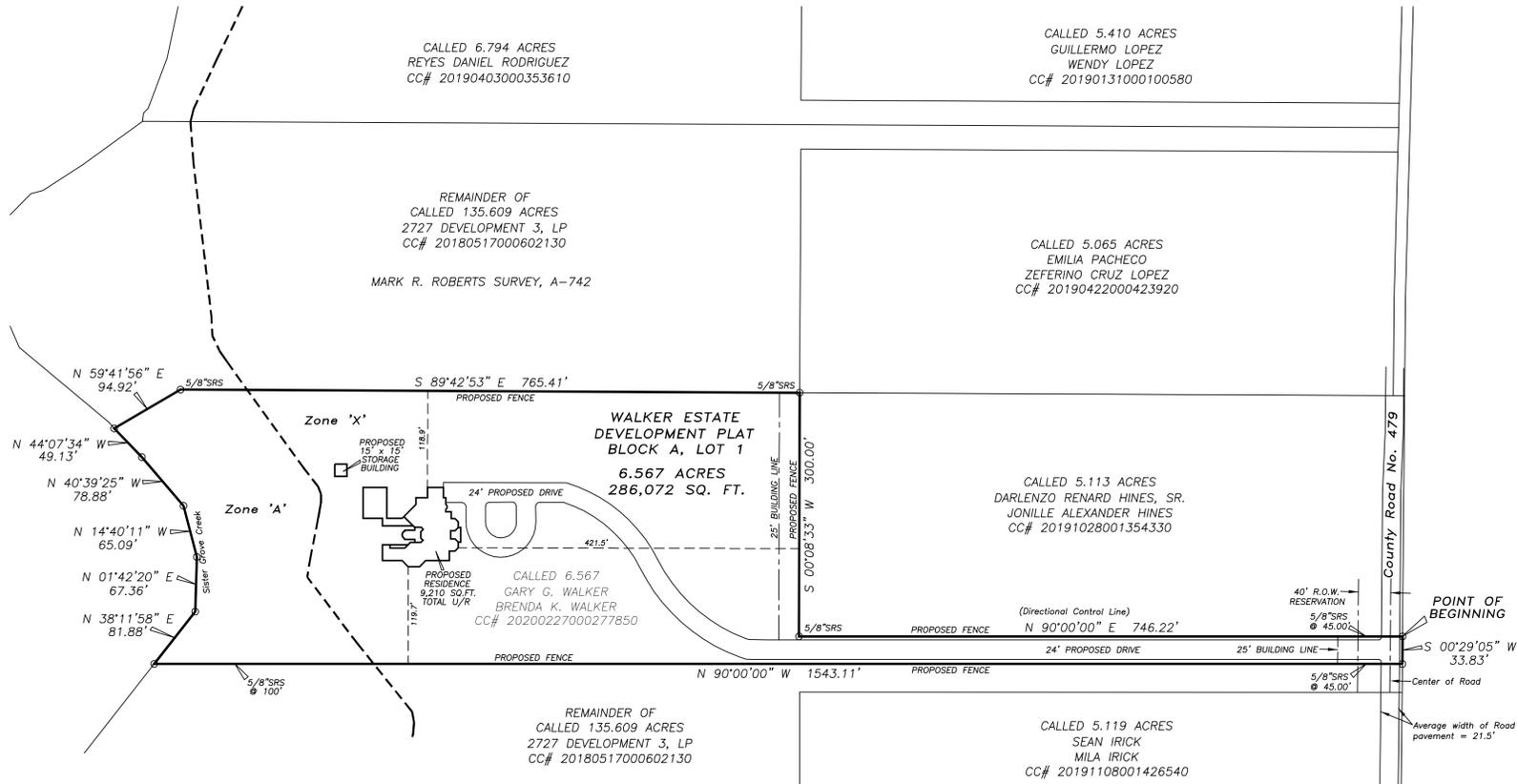
Notes:

Easement to Grayson-Collin Electric, Vol. 1927, Pg. 603 - Blanket.
Easement to Grayson-Collin Electric, Vol. 5731, Pg. 3692 - Blanket.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



SURVEYOR'S CERTIFICATE:

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2019; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

Development Plat
May 22, 2020



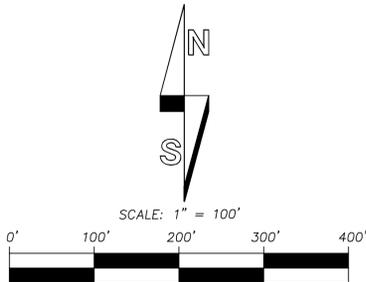
Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

CERTIFICATE OF APPROVAL

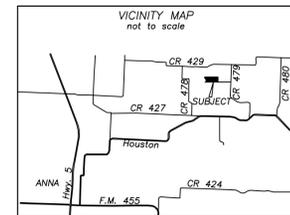
APPROVED on this the _____ day of _____, 20____, by the City Council, City of Anna, Texas.

Mayor

City Secretary



Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholdings of utilities and building certificates.





Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 6/1/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the EF Trinity River Addition, Block A, Lot 1, Final Plat. **Applicant: David McCaskill.**

SUMMARY:

Consolidating portions of three tracts into one tract on 75± acres, located on the east side of Bourland Bend (CR 209) and 2,643± feet south of Cowan Rd. Located within the extraterritorial jurisdiction (ETJ).

STAFF RECOMMENDATION:

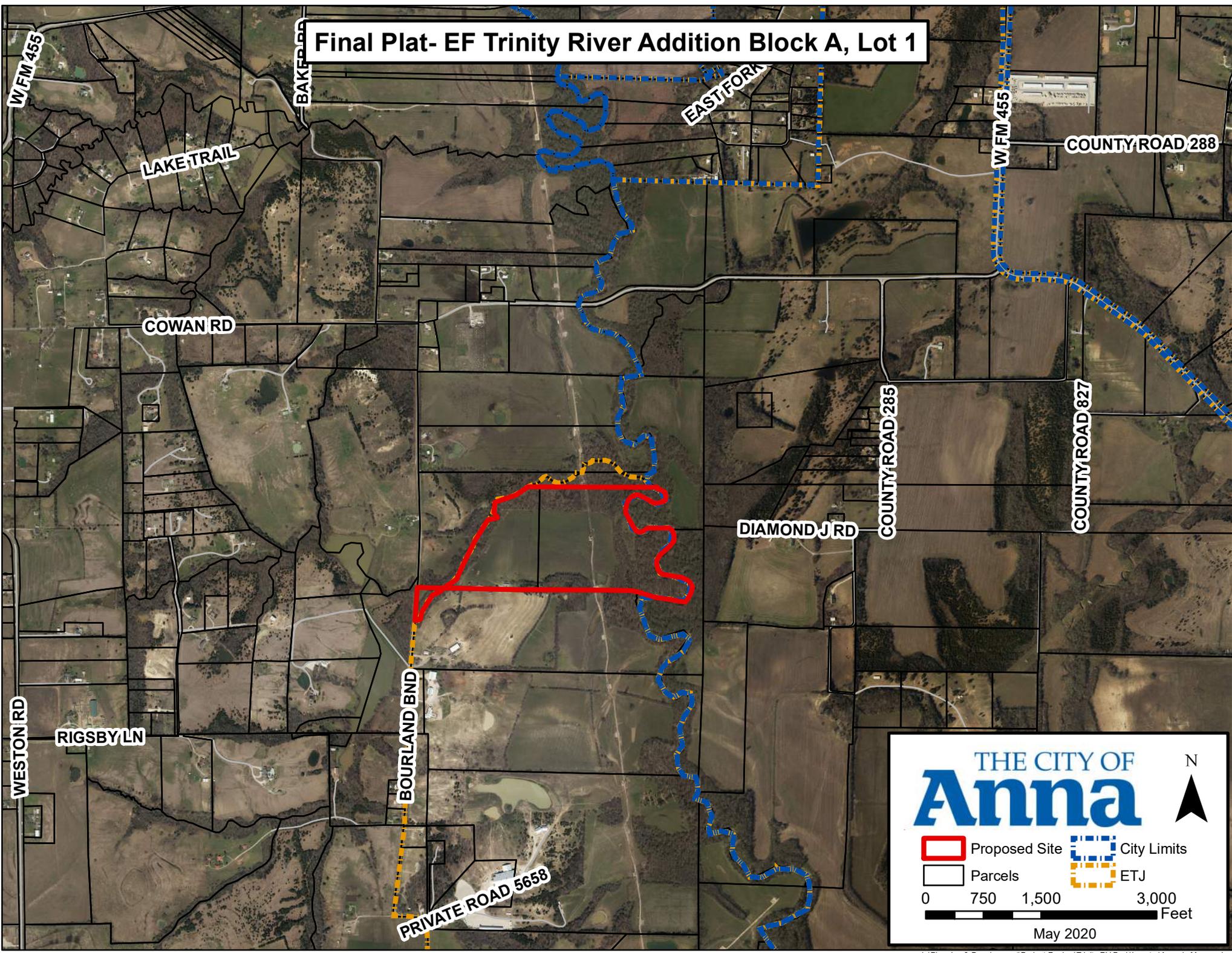
Recommended for approval subject to:

- a) The addition of language from the on-site sewage facility review by Collin County Development Services; and
- b) The applicant providing letters to verify adequate level of service for the provision of water and electricity.

ATTACHMENTS:

Description	Upload Date	Type
Locator	5/29/2020	Exhibit
Exhibit A	5/29/2020	Exhibit

Final Plat- EF Trinity River Addition Block A, Lot 1



THE CITY OF
Anna

N

Proposed Site
Parcels
City Limits
ETJ

0 750 1,500 3,000 Feet

May 2020

LINE TABLE

LINE	BEARING	DISTANCE	L22	S 18°16'04" E	87.13	L42	N 00°34'28" E	27.00
L1	S 88°13'11" E	321.00	L23	S 30°36'43" E	209.46	L43	N 79°30'32" W	65.00
L2	N 56°59'45" E	206.60	L24	S 56°28'11" E	41.44	L44	N 87°15'32" W	76.00
L3	N 22°52'11" E	182.70	L25	S 86°08'40" E	52.73	L45	N 88°27'32" W	319.00
L4	N 27°22'45" E	11.50	L26	N 54°03'43" E	118.33	L46	N 83°33'32" W	138.00
L5	S 88°38'15" E	1.20	L27	N 88°33'08" E	255.64	L47	S 46°14'28" W	59.00
L6	S 88°33'15" E	300.00	L28	S 51°36'09" E	46.74	L48	S 85°19'28" W	106.00
L7	S 87°40'15" E	400.00	L29	S 18°13'13" E	32.96	L49	S 32°33'28" W	196.31
L8	S 89°10'15" E	589.76	L30	S 04°30'53" W	199.68	L50	S 14°04'22" W	147.06
L9	S 67°36'20" E	68.73	L31	S 49°49'45" W	262.00	L51	S 73°30'28" W	51.30
L10	S 22°52'54" E	51.72	L32	S 04°04'45" W	100.00	L52	N 27°22'45" E	314.90
L11	S 22°56'59" W	52.33	L33	S 36°40'15" E	162.00	L53	N 32°52'45" E	320.40
L12	S 51°56'23" W	62.45	L34	N 86°49'45" E	175.00	L54	N 56°07'45" E	41.10
L13	S 78°51'23" W	69.23	L35	S 64°49'45" E	175.00	L55	N 84°10'45" E	100.90
L14	N 77°50'56" W	93.43	L36	S 24°22'13" E	50.00	L56	N 31°14'15" W	91.00
L15	N 53°19'54" W	158.58	L37	S 27°07'54" W	232.20	L57	N 07°48'45" E	131.40
L16	N 87°57'19" W	56.37	L38	N 84°11'13" W	475.00	L58	N 71°50'45" E	293.90
L17	S 49°50'14" W	151.36	L39	S 63°05'28" W	108.00	L59	N 56°13'45" E	177.50
L18	S 17°41'54" W	53.30	L40	N 21°02'32" W	26.00	L60	S 88°38'15" E	288.50
L19	S 04°55'26" E	50.25	L41	N 22°17'28" E	37.00			

EXHIBIT A

pg 1 of 2
 PROP_ID 2657165
 ABS A0039 CARTER BOURLAND SURVEY,
 TRACT 5, 30.903 ACRES

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Trinity RV Park, LLC and Chicago Title Company, in connection with the transaction described in G.F. No. CTDAL36-8000361901798A that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 14th day of January, 2020

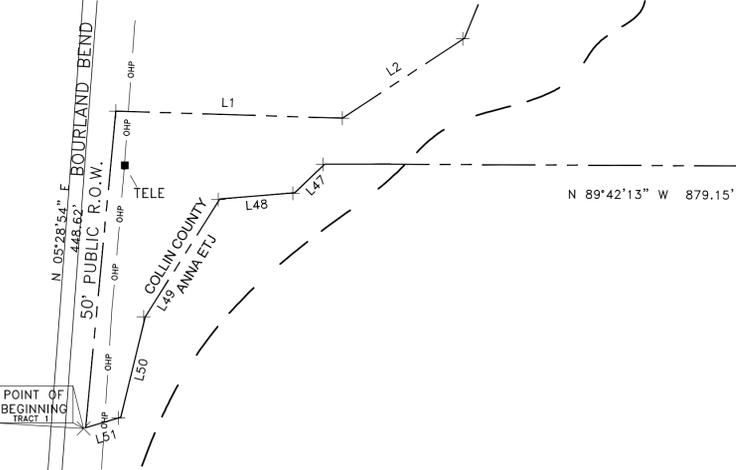
Bryan Connally
 Registered Professional Land Surveyor No. 4604

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: _____



TRACT 1
 PROP_ID 2657164
 ABS A0039 CARTER BOURLAND SURVEY,
 TRACT 8, 22.006 ACRES

TRACT 2
 PROP_ID 989470
 ABS A0039 CARTER BOURLAND SURVEY,
 TRACT 7, 48.56 ACRES

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

CERTIFICATE OF APPROVAL
 APPROVED on this the ____ day of _____, 20____, by the City Council, City of Anna, Texas.

Mayor

City Secretary

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS COUNTY
 OF COLLIN CITY OF ANNA

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Property Owner's Signature: _____ Date: _____

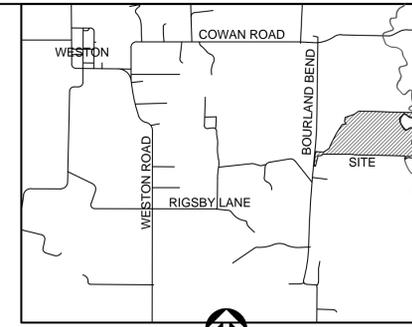
STATE OF: _____

COUNTY OF: _____

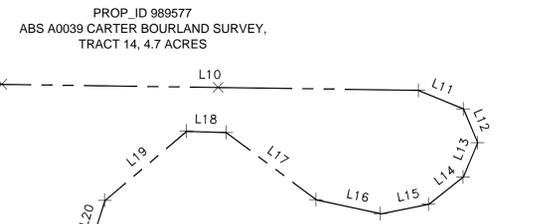
BEFORE ME, a Notary Public, on this day personally appeared _____ (*printed property owner's name*) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the ____ day of _____, 20____.

NOTARY PUBLIC in and for the State of Texas

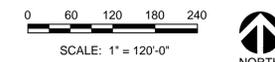


VICINITY MAP
 NORTH



PROP_ID 989407
 ABS A0039 CARTER BOURLAND SURVEY,
 TRACT 2, 40.67 ACRES

PROP_ID 989540
 ABS A0039 CARTER BOURLAND SURVEY,
 TRACT 11, 15.0 ACRES



LEGEND

○ 1/2" IRON ROD FOUND	PC POOL EQUIPMENT	ASPHALT PAVING
○ 1/2" IRON ROD SET	■ COLUMN	CHAIN LINK FENCE
○ 3/8" IRON ROD FOUND	AC AIR CONDITIONING	WOOD FENCE
○ 5/8" IRON ROD FOUND	⊕ FIRE HYDRANT	0.5" WIDE TYPICAL BARBED WIRE
□ FENCE POST CORNER	⊕ OVERHEAD ELECTRIC SERVICE	IRON FENCE
* FOUND / SET	— OHP OVERHEAD POWER LINE	PIPE FENCE
▲ UNDERGROUND ELECTRIC	— OHP OVERHEAD POWER LINE	COVERED PORCH/DECK OR CARPORT
▲ OVERHEAD ELECTRIC	— OHP OVERHEAD POWER LINE	CONCRETE PAVING
▲ POWER POLE	⊕ POINT FOR CORNER	DOUBLE SIDED WOOD FENCE
▲ GRAVEL/ROCK ROAD OR DRIVE		

FINAL PLAT
EF TRINITY RIVER ADDITION
BLOCK A, LOT 1
75.49 ACRES
CARTER BOURLAND SURVEY
ABSTRACT NO. 39
COLLIN COUNTY, TEXAS

Date: May 2020	Drawn: ATE	Checked: JWS/DM	Scale: 1" = 120'	Sheet: 1 of 2
Owner: James L. Bradshaw #5 Roberts Ave McKinney, TX 75069 (214)538-2543 bbrad14@att.net	Developer: Charlie Miller Trinity RV Park, LLC 3635 Beverly Dr. Dallas Texas 75205 (504) 812-9991	Surveyor: Bryan Connally R.P.L.S. No. 4604 CBG Surveying FRN:10168800 12025 Shiloh Road, 240 Dallas, Texas 75228 (214)349.9485 www.cbgtxllc.com		

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

EXHIBIT A
pg 2 of 2

Being a tract of land situated in the Carter Bourland 320 Acre Survey, Abstract No. 39, Collin County, Texas, same being that tract of land conveyed to William Edward Bradshaw, by deed recorded in Volume e 5063, Page 4133, Deed Records of Collin County, Texas, (Tract 1), and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set for corner, said corner being the Northwest corner of that tract of land conveyed to Clay Don Bourland, by deed recorded in Instrument No. 2003-0306052, Official Public Records of Collin County, Texas, same lying along the East line of that tract of land conveyed to Jerry E. Wolfe and wife, Shirley A. Wolfe, by deed recorded in Volume 740, Page 433, Deed Records of Collin County, Texas, and lying in the centerline of Bourland Bend (public right-of-way):

THENCE North 05 degrees 28 minutes 54 seconds East, along aforementioned centerline of Bourland Bend, a distance of 448.62 feet to a mag nail set for corner, said corner being the Southwest corner of that tract of land conveyed to Ed and Linnell Wright Family Partnership #3, LTD, by deed recorded in Instrument No. 20190327000317960, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 13 minutes 11 seconds East, along the South line of said Wright Family Partnership tract, a distance of 321.00 feet to a point for corner, said corner lying along the centerline of Wilson Branch;

THENCE North 56 degrees 59 minutes 45 seconds East, along the centerline of Wilson Branch, a distance of 206.60 feet to a point for corner;

THENCE North 22 degrees 52 minutes 11 seconds East, a distance of 182.70 feet to a point for corner;

THENCE along said centerline of Wilson Branch the following courses and distances:

North 27 degrees 22 minutes 45 seconds East, along said centerline of Wilson Branch, a distance of 11.50 feet to a point for corner, said corner being the Southwest corner of the remainder of Bradshaw tract;

North 27 degrees 22 minutes 45 seconds East, a distance of 314.90 feet to a point for corner;

North 32 degrees 52 minutes 45 seconds East, a distance of 320.40 feet to a point for corner;

North 56 degrees 07 minutes 45 seconds East, a distance of 41.10 feet to a point for corner;

North 84 degrees 10 minutes 45 seconds East, a distance of 100.90 feet to a point for corner;

North 31 degrees 14 minutes 15 seconds West, a distance of 91.00 feet to a point for corner;

North 07 degrees 48 minutes 45 seconds East, a distance of 131.40 feet to a point for corner;

North 71 degrees 50 minutes 45 seconds East, a distance of 293.90 feet to a point for corner;

North 56 degrees 13 minutes 45 seconds East, a distance of 177.50

THENCE South 88 degrees 38 minutes 15 seconds East, along the South line of said Wright Family Partnership tract, a distance of 1.20 feet to a point for corner;

THENCE South 88 degrees 33 minutes 15 seconds East, along said South line of said Wright Family Partnership tract, a distance of 300.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 87 degrees 40 minutes 15 seconds East, a distance of 400.00 feet to a 1/2 Inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 89 degrees 10 minutes 15 seconds East, along said South line of said Wright Family Partnership tract, passing at a distance of 306.13 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for reference and continuing a total a distance of 593.76 feet to a point for corner, said corner being the Southeast corner of said Wright Family Partnership tract, same lying along the West line of that tract of land conveyed to Annaland, LTD, a Texas Limited Partnership, by deed recorded in Instrument No. 2004-0173297, Official Public Records of Collin County, Texas, and lying in the centerline of East Fork Creek;

THENCE in a Southerly direction downstream with the centerline of meanders the following courses and distances:

South 67 degrees 36 minutes 20 seconds East, a distance of 68.73 feet to a point for corner;

South 22 degrees 52 minutes 54 seconds East, a distance of 51.72 feet to a point for corner;

South 22 degrees 56 minutes 59 seconds West, a distance of 52.33 feet to a point for corner;

South 51 degrees 56 minutes 30 seconds West, a distance of 62.45 feet to a point for corner;

South 78 degrees 51 minutes 23 seconds West, a distance of 69.23 feet to a point for corner;

North 77 degrees 50 minutes 56 seconds West, a distance of 93.43 feet to a point for corner;

North 53 degrees 19 minutes 54 seconds West, a distance of 158.58 feet to a point for corner;

North 87 degrees 57 minutes 19 seconds West, a distance of 56.37 feet to a point for corner;

South 49 degrees 50 minutes 14 seconds West, a distance of 151.36 feet to a point for corner;

South 17 degrees 41 minutes 54 seconds West, a distance of 63.30 feet to a point for corner;

South 04 degrees 55 minutes 26 seconds East, a distance of 50.25 feet to a point for corner;

South 18 degrees 16 minutes 04 seconds East, a distance of 87.13 feet to a point for corner;

South 30 degrees 36 minutes 43 seconds East, a distance of 209.46 feet to a point for corner;

South 56 degrees 28 minutes 11 seconds East, a distance of 41.44 feet to a point for corner;

South 86 degrees 08 minutes 40 seconds East, a distance of 52.73 feet to a point for corner;

North 54 degrees 03 minutes 43 seconds East, a distance of 118.33 feet to a point for corner;

North 88 degrees 33 minutes 08 seconds East, a distance of 255.64 feet to a point for corner;

South 51 degrees 36 minutes 09 seconds East, a distance of 46.74 feet to a point for corner;

South 18 degrees 13 minutes 13 seconds East, a distance of 32.96 feet to a point for corner, said corner being the Southwest corner of said Annaland, LTD tract and being the Northwest corner of that tract of land conveyed to James Horacio Randles, as his sole and separate property, by deed recorded in Instrument No. 2001-0014241, Official Public Records of Collin County, Texas;

THENCE continuing along said centerline of said East Fork Creek the following courses and distances:

South 04 degrees 30 minutes 53 seconds West, a distance of 199.68 feet to a point for corner;

South 49 degrees 49 minutes 45 seconds West, a distance of 262.00 feet to a point for corner;

South 04 degrees 04 minutes 45 seconds West, a distance of 100.00 feet to a point for corner;

South 36 degrees 40 minutes 15 seconds East, a distance of 162.00 feet to a point for corner;

North 86 degrees 49 minutes 45 seconds East, a distance of 175.00 feet to a point for corner;

South 64 degrees 49 minutes 05 seconds East, a distance of 175.00 feet to a point for corner;

South 24 degrees 22 minutes 13 seconds East, a distance of 50.00 feet to a point for corner;

South 27 degrees 07 minutes 54 seconds West, a distance of 232.20 feet to a point for corner;

North 84 degrees 11 minutes 13 seconds West, a distance of 475.00 feet to a point for corner;

South 63 degrees 05 minutes 28 seconds West, a distance of 108.00 feet to a point for corner, said corner being the Northwest corner of said Randles tract and lying along the East line of said Bourland tract;

North 21 degrees 02 minutes 32 seconds West, a distance of 26.00 feet to a point for corner;

THENCE along Bourland tract the following courses and distances:

North 22 degrees 17 minutes 28 seconds East, a distance of 37.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 00 degrees 34 minutes 28 seconds East, a distance of 27.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 79 degrees 30 minutes 32 seconds West, a distance of 65.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 87 degrees 15 minutes 32 seconds West, a distance of 76.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 88 degrees 27 minutes 32 seconds West, a distance of 319.00 feet to a point for corner;

North 88 degrees 52 minutes 38 seconds West, a distance of 1100.07 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 83 degrees 33 minutes 32 seconds West, a distance of 138.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 89 degrees 42 minutes 13 seconds West, passing at a distance of 785.69 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for reference and continuing a total distance of 879.15 feet to a point for corner, said corner lying along said centerline of Wilson Branch;

THENCE along the centerline of said creek the following courses and distances:

South 46 degrees 14 minutes 28 seconds West, a distance of 59.00 feet to a point for corner;

South 85 degrees 19 minutes 28 seconds West, a distance of 106.00 feet to a point for corner;

South 32 degrees 33 minutes 28 seconds West, a distance of 196.31 feet to a point for corner;

South 14 degrees 04 minutes 22 seconds West, a distance of 147.06 feet to a point for corner;

South 73 degrees 30 minutes 28 seconds West, a distance of 51.30 feet to the POINT OF BEGINNING and containing 3,288,426 square feet or 75.49 acres of land.

NG A
OF
ACT

**FINAL PLAT
EF TRINITY RIVER ADDITION
BLOCK A, LOT 1
75.49 ACRES
CARTER BOURLAND SURVEY
ABSTRACT NO. 39
COLLIN COUNTY, TEXAS**

Date: May 2020	Drawn: ATE	Checked: JWS/DM	Scale: 1" = 120'	Sheet: 2 of 2
Owner: James L. Bradshaw #5 Roberts Ave McKinney, TX 75069 (214)538-2543 bbrad14@att.net	Developer: Charlie Miller Trinity RV Park, LLC 3635 Beverly Dr. Dallas Texas 75205 (504) 812-9991	Surveyor: Bryan Connally R.P.L.S. No. 4604 CBG Surveying FRN:10168800 12025 Shiloh Road, 240 Dallas, Texas 75228 (214)349.9485 www.cbgtxllc.com		



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 6/1/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Ranch Phase 1, Final Plat. **Applicant: Harlan Properties**

SUMMARY:

257 SF-60 Single Family Residence and 15 HOA lots on 68.0± acres located at the southeast corner of Leonard Avenue (C.R. 422) and Sharp Street. Zoned Planned Development-323-2007.

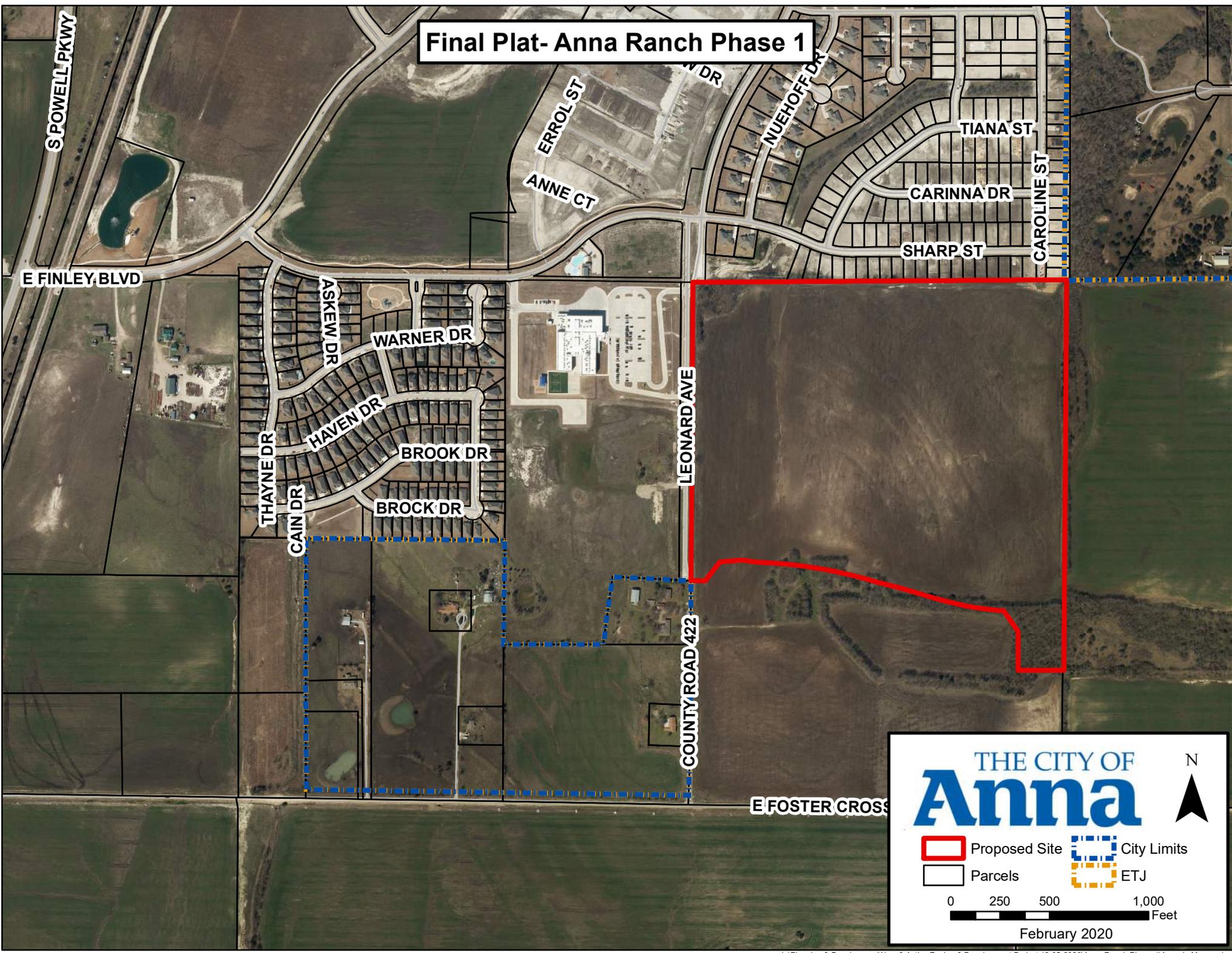
STAFF RECOMMENDATION:

Recommend for approval as submitted.

ATTACHMENTS:

Description	Upload Date	Type
Locator	2/20/2020	Exhibit
Exhibit	5/28/2020	Exhibit

Final Plat- Anna Ranch Phase 1



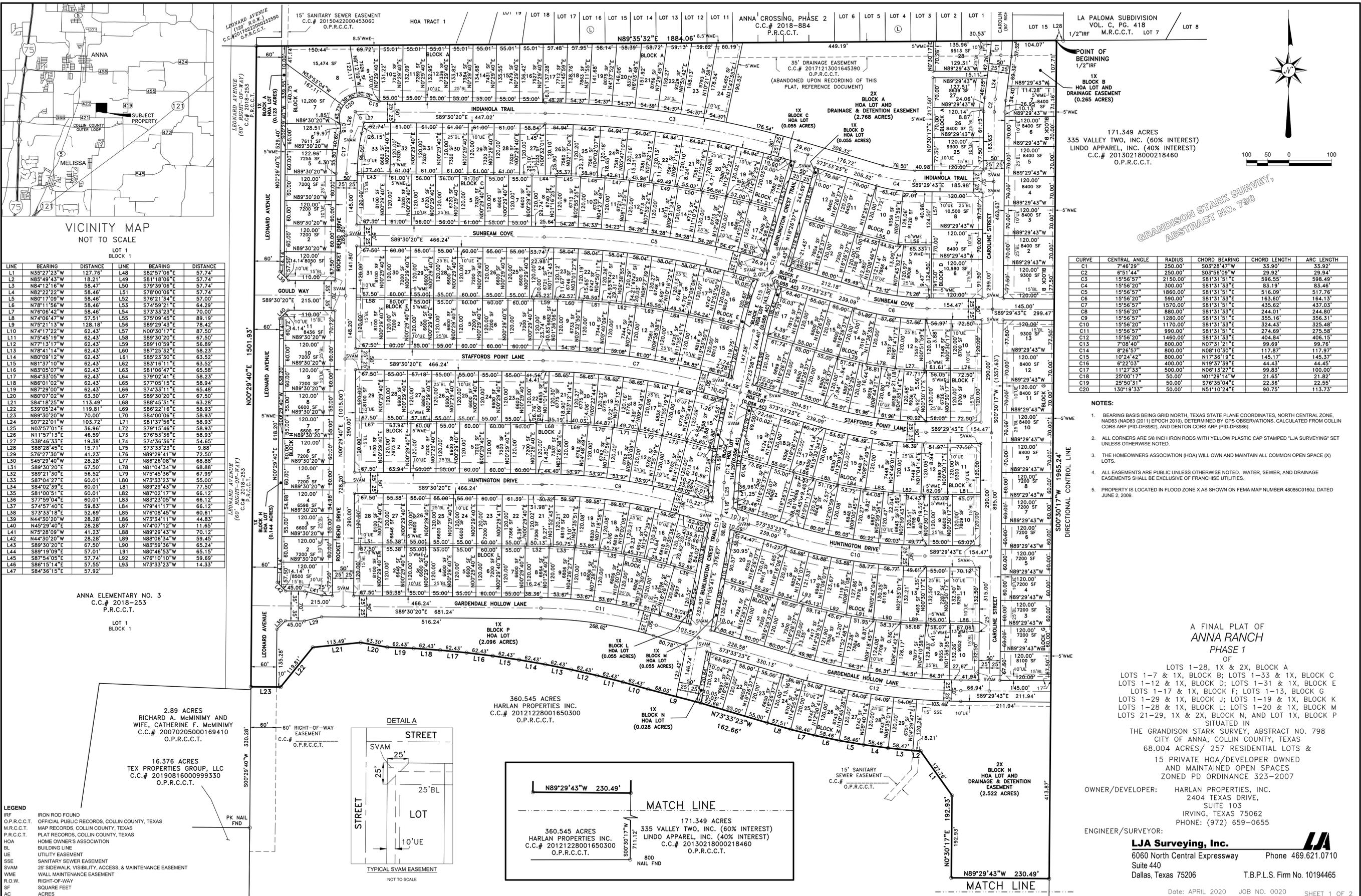
THE CITY OF
Anna

N

Proposed Site
City Limits
Parcels
ETJ

0 250 500 1,000 Feet

February 2020



VICINITY MAP NOT TO SCALE

Table with 4 columns: LINE, BEARING, DISTANCE, and a second set of columns for another set of bearings and distances. It lists lot boundaries for LOT 1 BLOCK 1.

Table with 6 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, and ARC LENGTH. It lists curve data for the plat.

- NOTES: 1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE... 2. ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET UNLESS OTHERWISE NOTED...

ANNA ELEMENTARY NO. 3 C.C.# 2018-253 P.R.C.C.T.

2.89 ACRES RICHARD A. McMINIMY AND WIFE, CATHERINE F. McMINIMY C.C.# 20070205000169410 O.P.R.C.C.T.

16.376 ACRES TEX PROPERTIES GROUP, LLC C.C.# 20190816000999330 O.P.R.C.C.T.

360.545 ACRES HARLAN PROPERTIES INC. C.C.# 20121228001650300 O.P.R.C.C.T.

360.545 ACRES HARLAN PROPERTIES INC. C.C.# 20121228001650300 O.P.R.C.C.T.

171.349 ACRES 335 VALLEY TWO, INC. (60% INTEREST) LINDO APPAREL, INC. (40% INTEREST) C.C.# 20130218000218460 O.P.R.C.C.T.

A FINAL PLAT OF ANNA RANCH PHASE 1

OF LOTS 1-7 & 1X, BLOCK B; LOTS 1-33 & 1X, BLOCK C; LOTS 1-12 & 1X, BLOCK D; LOTS 1-31 & 1X, BLOCK E; LOTS 1-17 & 1X, BLOCK F; LOTS 1-13, BLOCK G; LOTS 1-29 & 1X, BLOCK J; LOTS 1-19 & 1X, BLOCK K; LOTS 1-28 & 1X, BLOCK L; LOTS 1-20 & 1X, BLOCK M; LOTS 21-29, 1X & 2X, BLOCK N, AND LOT 1X, BLOCK P SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798 CITY OF ANNA, COLLIN COUNTY, TEXAS 68.004 ACRES / 257 RESIDENTIAL LOTS & 15 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062 PHONE: (972) 659-0655

ENGINEER/SURVEYOR: LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN WHEREAS HARLAN PROPERTIES, INC. IS THE SOLE OWNER OF A 68.004 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 360.545 ACRE TRACT OF LAND, CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 201212280105300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 68.004 ACRE TRACT, WITH BEARING BARS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORRS ARP (PID-DF8882), AND DENTON CORRS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 360.545 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 336 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 20130218000218460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF LOT 15, BLOCK G OF ANNA CROSSING, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 0018-884, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK G AND THE COMMON SOUTHWEST CORNER OF LOT 7 OF LA PALOMA SUBDIVISION, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN VOLUME C, PAGE 418, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID 171.349 ACRE TRACT, BEARS SOUTH 69 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.71 FEET;

THENCE, SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON WEST LINE OF SAID 171.349 ACRE TRACT, A DISTANCE OF 1965.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE, FROM WHICH AN 800 NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 360.545 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 171.349 ACRE TRACT BEARS SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET;

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 230.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 192.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 27 MINUTES 23 SECONDS WEST, A DISTANCE OF 127.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 58.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 82 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 57.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 162.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF 128.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 74 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 45 MINUTES 19 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 09 MINUTES 12 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 81 DEGREES 37 MINUTES 10 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 83 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 86 DEGREES 01 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 07 MINUTES 02 SECONDS WEST, A DISTANCE OF 63.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 113.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 39 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 119.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY), OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A PK NAIL FOUND FOR AN ANGLE POINT ON SAID WEST LINE, AND BEING THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCKINNEY AND WIFE, CATHERINE F. MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON NORTHEAST CORNER OF A 16.376 ACRE TRACT OF LAND CONVEYED TO TEX PROPERTIES GROUP, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 20190816000999330, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 330.28 FEET;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT AND ALONG SAID COMMON EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1501.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 360.545 ACRE TRACT, THE COMMON NORTHEAST CORNER OF SAID LEONARD AVENUE, OF SAID ANNA ELEMENTARY NO. 3, THE COMMON SOUTHWEST CORNER OF HOA TRACT NO. 1 OF AFORESAID ANNA CROSSING, PHASE 2, AND A COMMON SOUTHEAST CORNER OF LEONARD AVENUE (A 120' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 20170222000232590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 35 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID 360.545 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID ANNA CROSSING, PHASE 2, A DISTANCE OF 1884.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 68.004 ACRES OF LAND.

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT AND ALONG SAID COMMON EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1501.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 360.545 ACRE TRACT, THE COMMON NORTHEAST CORNER OF SAID LEONARD AVENUE, OF SAID ANNA ELEMENTARY NO. 3, THE COMMON SOUTHWEST CORNER OF HOA TRACT NO. 1 OF AFORESAID ANNA CROSSING, PHASE 2, AND A COMMON SOUTHEAST CORNER OF LEONARD AVENUE (A 120' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 20170222000232590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 35 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID 360.545 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID ANNA CROSSING, PHASE 2, A DISTANCE OF 1884.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 68.004 ACRES OF LAND.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, HARLAN PROPERTIES, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ANNA RANCH, PHASE 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 ARTS 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS THE ___ DAY OF ___, A.D. 2020.

HARLAN PROPERTIES, INC.

BY: _____ TITLE: _____

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION OF _____, 20___, AND THAT ALL CORNERS ARE AS SHOWN.

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



MICHAEL J. BAITUP REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4574

DATE: _____

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____ MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF COLLIN

I, _____, MAYOR, CITY OF ANNA, COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DEDICATION WAS APPROVED BY THE CITY OF ANNA, TEXAS, FOR FILING IN THE MAP OR DEED RECORDS OF COLLIN COUNTY, TEXAS ON THE ___ DAY OF ___, A.D. 2020.

MAYOR CITY OF ANNA, TEXAS

ATTEST: _____

CITY SECRETARY CITY OF ANNA, TEXAS

DRAINAGE AND DETENTION EASEMENT

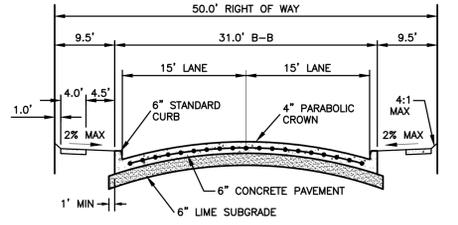
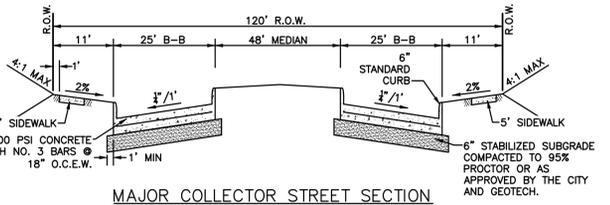
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS. THE PORTION OF BLOCK A, LOT 2X AND BLOCK N, LOT 2X, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT". THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DETERMINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

Table SF-A: ADOPTED "PD" CONDITIONS vs CURRENT "SF-60" STANDARDS. Minimum Lot Size: 6,050 vs 6,000; Minimum Width: 55 vs 50; Minimum Depth: 110 vs 120; Minimum Front Yard Setback: 25 vs 25; Minimum Rear Yard Setback: 20 vs 25; Side Yard Setback: 7.5 vs 10; Side Yard Corner: 15 vs 15; Masonry Percentage: 60% vs 60%; Building Size: 1,400 vs 1,600.

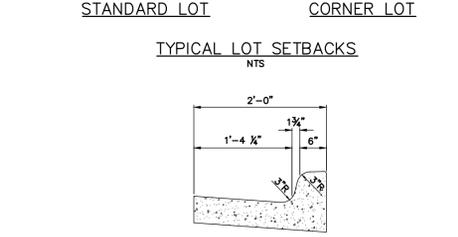
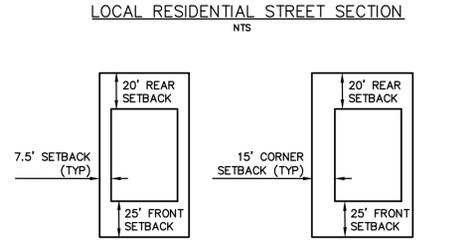
Table SF-B: ADOPTED "PD" CONDITIONS vs CURRENT "SF-60" STANDARDS. Minimum Lot Size: 6,600 vs 6,000; Minimum Width: 55 vs 50; Minimum Depth: 100 vs 120; Minimum Front Yard Setback: 25 vs 25; Minimum Rear Yard Setback: 20 vs 25; Side Yard Setback: 7.5 vs 10; Side Yard Corner: 15 vs 15; Masonry Percentage: 60% vs 60%; Building Size: 1,600 vs 1,600.

Table SF-C: ADOPTED "PD" CONDITIONS vs CURRENT "SF-60" STANDARDS. Minimum Lot Size: 7,200 vs 6,000; Minimum Width: 60 vs 50; Minimum Depth: 100 vs 120; Minimum Front Yard Setback: 25 vs 25; Minimum Rear Yard Setback: 20 vs 25; Side Yard Setback: 7.5 vs 10; Side Yard Corner: 15 vs 15; Masonry Percentage: 60% vs 60%; Building Size: 1,600 vs 1,600.

Table SF-D: ADOPTED "PD" CONDITIONS vs CURRENT "SF-60" STANDARDS. Minimum Lot Size: 8,400 vs 6,000; Minimum Width: 70 vs 50; Minimum Depth: 100 vs 120; Minimum Front Yard Setback: 25 vs 25; Minimum Rear Yard Setback: 20 vs 25; Side Yard Setback: 7.5 vs 10; Side Yard Corner: 15 vs 15; Masonry Percentage: 60% vs 60%; Building Size: 1,600 vs 1,600.



NOTE: PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.



STANDARD LOT CORNER LOT TYPICAL LOT SETBACKS

A FINAL PLAT OF ANNA RANCH PHASE 1 OF LOTS 1-28, 1X & 2X, BLOCK A; LOTS 1-7 & 1X, BLOCK B; LOTS 1-33 & 1X, BLOCK C; LOTS 1-12 & 1X, BLOCK D; LOTS 1-31 & 1X, BLOCK E; LOTS 1-17 & 1X, BLOCK F; LOTS 1-13, BLOCK G; LOTS 1-29 & 1X, BLOCK H; LOTS 1-19 & 1X, BLOCK K; LOTS 1-28 & 1X, BLOCK L; LOTS 1-20 & 1X, BLOCK M; LOTS 21-29, 1X & 2X, BLOCK N, AND LOT 1X, BLOCK P SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798 CITY OF ANNA, COLLIN COUNTY, TEXAS 68.004 ACRES/ 257 RESIDENTIAL LOTS & 15 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062 PHONE: (972) 659-0655

ENGINEER/SURVEYOR: LJA Surveying, Inc. 6060 North Central Expressway Suite 440 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

S:\NTP-LAND\0020\200 SURVEY\290 Mapping\PLAT_CHECK\0020PA01 - PH1.dwg 4/21/2020



Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 6/1/2020

Staff Contact: Ross
Altobelli

AGENDA ITEM:

A) Resume the public hearing to consider public comments to rezone 65.0± acres located on the south side of West White Street, 1,293± feet west of Oak Hollow Lane **from** Planned Development-129A-2004 and Planned Development-667-2014 **to** one Planned Development and to amend existing planned development standards. **Applicant: David Kalhoefer, Peloton Land Solutions & Don Collins**

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 65.0± acres from Planned Development-129A-2004 and Planned Development-667-2014 to one Planned Development amending existing planned development standards.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages at Waters Creek, associated with the rezoning request.

SUMMARY:

The applicant is requesting to rezone the subject property to amend existing standards for commercial and residential uses. For additional information please refer to the attached staff report.

A Concept Plan, The Villages at Waters Creek, Block A, Lots 1-2, Block B, Lots 1-4, Block C, Lots 1-6, 1X, Block D, Lots 1-40, Block E, Lots 1-4, 1X, Block F, Lots 1-20, 1X, Block G, Lots 1-20, accompanies this request as Agenda Item 5C.

STAFF RECOMMENDATION:

Recommended approval as submitted.

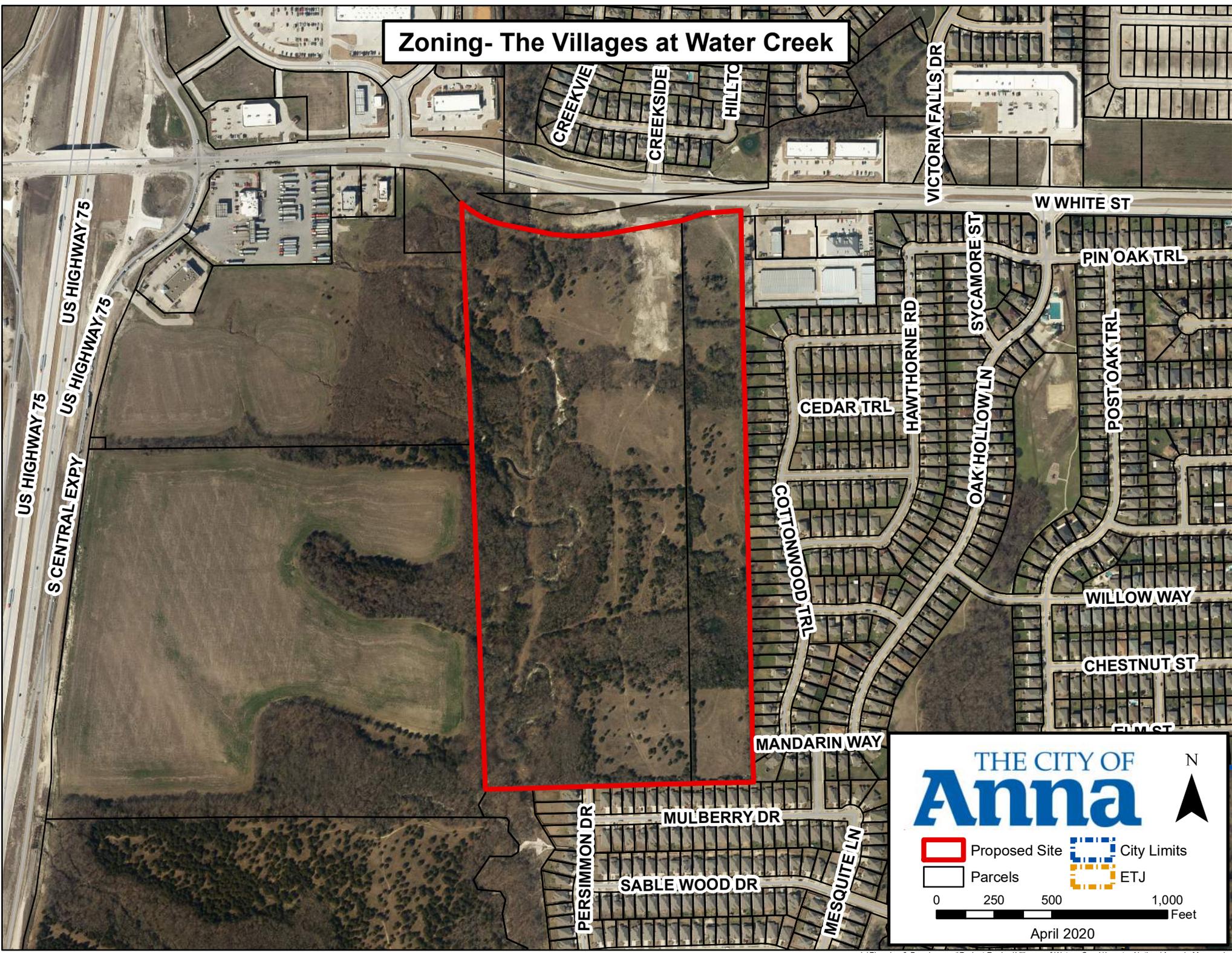
ATTACHMENTS:

Description

Upload Date Type

Locator	4/30/2020	Exhibit
Staff Report	5/29/2020	Staff Report
EXHIBIT A Metes & Bounds	4/30/2020	Exhibit
EXHIBIT B Concept Plan	4/30/2020	Exhibit
EXHIBIT C Zoning Tracts	4/30/2020	Exhibit
Responses	4/30/2020	Exhibit

Zoning- The Villages at Water Creek



THE CITY OF
Anna

Legend:
[Red Outline] Proposed Site
[White Outline] Parcels
[Blue Dashed Line] City Limits
[Orange Dashed Line] ETJ

Scale: 0 250 500 1,000 Feet

April 2020

CITY OF ANNA
PLANNING & ZONING COMMISSION

June 1, 2019

Agenda Item No. 7

Applicant: David Kalhoefer, Peloton Land Solutions & Don Collins

DESCRIPTION:

Request to rezone 65.0± acres located on the south side of West White Street 1,293± feet west of Oak Hollow Lane in order to amend existing planned development standards. Zoned: Planned Development-129A-2004 and Planned Development-667-2014.

REMARKS:

The applicant is requesting to amend the existing zoning to modify the locations and development standards associated with the allowed land uses granted under the existing zoning.

The subject property is currently undeveloped. A concept plan (Exhibit B) accompanies this request as Agenda Item 5C.

History

The zoning request involves two tracts of land. Planned Development-667-2014 is a 51-acre tract that was a portion of the 117 acres Harlow Trust tract annexation and zoned Single-family residential district (SF-60) in May 2003. The concept plan showed a neighborhood park and 139 residential lots to be called Park Place. The tract was rezoned in August 2014 to the current Planned Development called Villages of Park Place. The planned development allowed for a mixture of commercial, multiple-family residences (up to 250 units), single-family dwellings, attached under the Townhome District (SF-TH) requirements, and/or Single-family Residence District – Zero Lot Line Homes (SF-Z).

Planned Development-129A-2004 is a 14-acre tract called the Purser Tract and was annexed into the city in September 2003. The property was zoned in March 2004 to the current Planned Development with General Business District along West White Street. City Council added a stipulation to the request which restricted the commercial section to match the property boundary of the commercial portion within the Oak Hollow planned development (present-day Advantage Storage located at 2211 W White Street) with the remainder to be zoned Agricultural District.

Neither tract has been developed.

Surrounding Land Uses and Zoning

North	Across West White Street (FM 455), single-family detached subdivision zoned Planned Development-2001-10 (PD-2001-10) [Creekside Phase 1]
East	Single-family, detached subdivision zoned Planned Development-2000-07 (PD-2000-07) [Oak Hollow Estates Phase 4] and tire dealer and self-storage/mini-warehouse uses zoned Planned Development-2008-367 (PD-2008-367)
South	Single-family, detached subdivision zoned Planned-Development-2003-50 (PD-2003-50) [Oak Hollow Estates Phase 6A]
West	Vacant land zoned Commercial (C-1) and Planned Development-2003-107 (PD-2003-107)

Proposed Planned Development Stipulations

The requested zoning is PD-C-1/MF-2/SF-60. This Planned Development is proposed as a multi-use development that transitions the uses adjacent to the existing residential subdivisions and commercial businesses. 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 mix of single-family and multiple-family uses and nonresidential uses.

Design Standards - The language in the proposed PD district would allow this site to be developed with a mix of residential and nonresidential uses oriented along a central street with required open space, and modified development standards.

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.
- a. Principle 6: Dynamic Business Community

- i. Attractive commercial centers with well-designed and well-maintained landscaping.
- ii. Ability of neighbors to work in Anna.

City of Anna Goals for 2024

- a. Growing Anna Economy
 - i. Expand the commercial tax base
 - ii. More jobs for neighbors
 - iii. Expand retail businesses
- b. 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.
- c. Anna – A Great Place to Live
 - i. Increase the number of “family-oriented” restaurants
 - ii. Increase the number of retail businesses

Future Land Use Plan – The Future Land Use Plan designates this property as Commercial (red), Single-Family (yellow) and Parks (green).

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.

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit.

ISSUES:

Multiple-Family residence height:

As part of the zoning modification the applicant is proposing a four (4) story multi-family residence product, not to exceed sixty-five (65 feet). The existing zoning allows for three (3) stories, not to exceed forty-five (45) feet allowing projections not used for human occupancy to extend five (5) feet above the 45-foot limitation. To address massing concerns associated with a four (4) story project the applicant is proposing to restrict the location of these buildings a distance of 250 feet of any single-family, detached property. This distance increases to over 525 feet from any existing single-family residence located within the Oak Hollow subdivisions. Existing zoning for this property would allow three-story multiple-family residences to be closer to the adjacent residential subdivisions. The concept plan depicts building 11 as being separated by 394 feet from Oak Hollow Phase 4 properties and building 12 is shown as being over 900 feet away from Oak Hollow Phase 6A properties. The current zoning of this property allows multiple-family residences over one story to be a minimum of 60 feet from single-family, detached properties. Additionally, the natural topography of the site lowers in elevation moving west and will further reduce the impact of the increased height request. The topography and setback distance between the proposed single-family, detached properties and proposed multiple-family residences will significantly reduce the impact of the increased height.

Multiple-family residence unit count:

The existing zoning allows for a density of 18 units per acre with a maximum of 250 units. The applicant is requesting to increase the maximum allowance to 325 units. 325 units for the 18.4± acre tract would be 18 units per acre. Additionally, the applicant has replaced the currently permitted Single-family Residence District – Zero Lot Line Homes (SF-Z) and Townhome District (SF-TH) with the lower density Single-family Residence District (SF-60). SF-60 is the base zoning for the Oak Hollow subdivisions.

Preservation of green space.

Concerns about preserving green space should not overstep the vested rights or regulations in place. Any development of the two tracts will require a tree survey, tree

replacements, and additional tree requirements as part of the Landscape Regulations and Tree Preservation Ordinance. The current agricultural zoning of the 14-acre tract along Oak Hollow Phase 4 currently permits the development of up to 12 single-family dwelling, detached residences on one-acre lots. Most of the property west of the creek is not developable as the property boundaries currently exists and will require coordination with the adjacent property owners. If these areas do develop, they will go through the development review process. Furthermore, Persimmon Drive in Oak Hollow Phase 6A was constructed so that it would one day connect to this property.

Due to the slope of the property and location of Throckmorton Creek, the site is very suitable for preservation and passive open space. The areas identified as open space east of the creek exceeds the area of the park designation of the Future Land Use Map. The applicant is proposing a linear greenbelt through Hike & Bike Trail easements along Throckmorton Creek connecting the future restaurants along West White Street to the residential lots and create the possibility of future connection to the city-owned, Oak Hollow Estates Phase 6, Block F, Lot 1X, open space lot.

Commercial zoning and land use - Block A, Lot 2

At the May 4, 2020 Planning & Zoning Commission meeting, Commission members expressed concerns with the proposed limits of the non-residential zoning for Block A, Lot 2 in addition to the land uses that would be allowed. The Commission identified a City Council’s stipulation from the 2004 zoning case that restricted the limits of the existing commercial zoning to match the adjacent zoning of the self-storage, mini-warehouse facility.

The proposed zoning request is considered as a less intense zoning classification due to the intensity of commercial uses allowed and the limitation on maximum building height to one story / 25 feet. With input from the Commission, the applicant has modified the request for Block A, Lot 2 to limit the permitted uses:

Block A, Lot 2	
Prohibited Uses	Permitted Uses
Auto parts sales	Accessory building to main use [Accessory]
Auto repair, minor	Amusement, commercial (indoor) w/SUP
Automobile service station	Antique shop
Bakery and confectionery, Commercial	Arcade w/SUP
Bed and Breakfast Facility	Arts, crafts store (inside sales)
Boarding or rooming house	Bakery and confectionery, retail sales
Bowling Alley	Bank, savings and loan, credit union
Building materials hardware	Barber Shop
Car wash w/SUP	Beauty culture school; cosmetology spec. shop
Civic Center	Beauty shop
Cleaning and dyeing, small shop w/SUP	Child-care center
Community Center, private	Church, rectory, place of worship

Block A, Lot 2

Prohibited Uses	Permitted Uses
Community Center, public	Clinic, medical or dental
Construction yard	Construction yard (temporary) [Accessory]
Convenience store	Continuing care facility
Discount, variety or department store	Custom personal service shop
Electrical substation	Drapery, needlework, or weaving shop
Feed and farm supply	Dwelling units, restricted to a total gross floor area of 5,000 square feet above the group floor of a commercial buildings w/SUP
Food and beverage store	Feed and farm supply (inside sales/storage) w/SUP
Food store, grocery store	Field or sales office, temporary [Accessory]
Fraternal Organization	Florist
Furniture and appliance store	Garage, private [Accessory]
Gas Metering station	Garden center (retail sales)
Hotel	General merchandise store
Motor, motor hotel, motor lodge	Gymnastic or dance studio
Motorcycle sales and service	Handcraft shop
Park, playground or rec. center (public)	Health club; gymnasium
Parking Lot or parking garage	Household appliance service and repair w/SUP
Pet Shop	Laboratory, medical or dental w/SUP
Private clubs	Laundry and cleaning, self-service
Quick oil change facility	Library
Quick tune-up facility	Massage therapy facility
Registered family home w/SUP	Medical supplies, sales and service w/SUP
Residence hotel	Metal dealer, crafter precious
Rest home or nursing home w/SUP	Museum or art gallery
Restaurant or cafeteria	Nursery school, kindergarten
Retail Ice and Dispensed Water sales	Office center
School, private (primary and/or secondary)	Office, prof. or general administration
School, public (primary and/or secondary)	Park, playground or rec. center (private) w/SUP
School, trade or commercial	Personal service shop
Servant's, caretaker's, or guard's residence w/SUP	Pharmacy
Service yard of government agency	Post office, government and private
Shopping center	Print shop w/SUP
Stadium or playfield	Racquetball facilities w/SUP

Block A, Lot 2	
Prohibited Uses	Permitted Uses
Swimming pool	Retail shops and stores other than listed
Taxidermist	Retirement housing w/SUP
Telephone exchange	Secondhand store, furniture/clothing w/SUP
Theater (indoor)	Service, retail w/SUP
Tire Dealer	Studio (photographer, musician, artist)
	Studio for radio and television
	Tanning salon
	Theater (indoor)
	Veterinarian clinic (no outside pens) w/SUP
	Washeteria w/SUP
	Wind energy system w/SUP [Accessory]

SUMMARY:

Request to rezone 65.0± acres located on the south side of West White Street 1,293± feet west of Oak Hollow Lane in order to amend existing planned development standards. Zoned: Planned Development-129A-2004 and Planned Development-667-2014. The request is similar to the existing zoning with additional allowance to the number of multiple-family residence units permitted and building height and is in conformance with the recommendations of the Comprehensive Plan. The applicant has included stipulations to create a multi-use development which will allow for appropriate transitions to the existing and proposed residential subdivisions. For these reasons, staff is in support of the rezoning request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the C-1 Restricted Commercial, MF-2 Multiple-Family Residential - High Density, and SF-60 Single-Family Residence zoning districts except as otherwise specified herein.

- a. C-1 Restricted Commercial
 - 1. Permitted Uses by-right
 - A. Child-care center

B. Nursery school, kindergarten

2. Prohibited Uses;

- A. Auto parts sales
- B. Auto repair, minor
- C. Automobile service station
- D. Bakery and confectionery, Commercial
- E. Bed and Breakfast Facility
- F. Boarding or rooming house
- G. Bowling Alley
- H. Building materials hardware
- I. Car wash w/SUP
- J. Civic Center
- K. Cleaning and dyeing, small shop w/SUP
- L. Community Center, private
- M. Community Center, public
- N. Construction yard
- O. Convenience store
- P. Discount, variety or department store
- Q. Electrical substation
- R. Feed and farm supply
- S. Food and beverage store
- T. Food and beverage store
- U. Food store, grocery store
- V. Fraternal Organization
- W. Furniture and appliance store
- X. Furniture, appliance store (outside storage) w/SUP
- Y. Gas Metering station
- Z. Hotel
- AA. Motor, motor hotel, motor lodge
- BB. Motorcycle sales and service
- CC. Park, playground or rec. center (public)

- DD. Parking Lot or parking garage
 - EE. Pet Shop
 - FF. Private clubs
 - GG. Quick oil change facility
 - HH. Quick tune-up facility
 - II. Registered family home w/SUP
 - JJ. Residence hotel
 - KK. Rest home or nursing home w/SUP
 - LL. Restaurant or cafeteria
 - MM. Retail Ice and Dispensed Water sales
 - NN. School, private (primary and/or secondary)
 - OO. School, public (primary and/or secondary)
 - PP. School, trade or commercial
 - QQ. Servant's, caretaker's, or guard's residence w/SUP
 - RR. Service yard of government agency
 - SS. Shopping center
 - TT. Stadium or playfield
 - UU. Swimming pool
 - VV. Taxidermist
 - WW. Telephone exchange
 - XX. Theater (indoor)
 - YY. Tire Dealer
3. Front yard setback: 20 feet
 4. Maximum height: 35 feet (1 story)
 5. Maximum lot coverage: 45%
 6. Point of access: Two points of vehicular access for Lot 2, Block B shall be allowed through Lot 1, Block B as shown on the approved concept plan.
- b. MF-2 Multiple-Family Residential - High Density
1. Maximum Height: 4 story / 65 feet

- A. 4 story buildings shall be located no closer than 300 feet from any single-family residence zoning not included within this planned development district.
2. Maximum Number of Units: 325
3. Minimum usable open space: 20% of the MF-2 development area
 - A. The 100 year flood plain shall not count towards open space.
 - B. One open space area shall be at least twenty thousand (20,000) square feet in size with a minimum dimension of fifty (50) feet and must have no slope greater than ten (10) percent.
 - C. One amenity center and pool.
 - D. A hike & bike trail along the creek outside of the proposed fence.
 - E. Remaining areas to count towards open space shall be at least 8,000 square feet in size with a minimum dimension of 15 feet.
 - F. Three square feet may be applied for each square foot utilized for 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.
4. Parking:
 - A. 1 space / Studio & 1 bedroom units
 - B. 2 spaces / 2 & 3 bedroom units
5. Screening: Boarder fencing of masonry construction of not less than eight feet in height shall be installed along the property line on any perimeter not abutting a creek, public street, right-of-way or other various forms of open space.
6. Design Standards (Multiple-Family Residence):
 - A. Masonry (Brick/Rock veneer): Eighty (80) percent for the first three stories, and Seventy (70) percent for the fourth story.
 - B. Screening Requirements: Various forms of border fencing shall be permitted and approved upon submittal of site plan and/or construction plans. Any masonry wall or metal fence may be a minimum of six (6') feet but no higher than eight (8') feet and shall be installed at the time of construction, along the property line of any perimeter not abutting a creek, public street or right-of-way and other various forms of open space. The fence shall be maintained

throughout the existence of the multi-family complex by the owner of the complex. The options for such fences are outlined below:

- i. A solid masonry screen wall with columns every fifty (50') feet.
- ii. A screen wall consisting of masonry and ornamental metal fencing. A minimum of 50% of the wall shall be masonry.
- iii. A screen wall consisting of ornamental metal fence and an evergreen living screen. Plant material shall be a minimum of three (3') feet at the time of planting.

C. Refuse Facilities: Trash compactors shall be permitted as an alternative to individual refuse facility locations. Trash compactor facilities shall be internal to buildings or screened from view on three sides by a masonry wall not less than seven feet nor more than eight feet in height. Solid metal gates of an equal height to the enclosure height must be provided on the truck collection side of the enclosure.

c. SF-60 Single-Family Residence

1. Minimum side yard, interior setback: 5 feet
2. Minimum rear yard setback: 20 feet
3. Minimum lot width: 50 feet; or 45 feet at cul-de-sac or elbow
4. Maximum lot coverage: 50%
5. Lots backing to open space: Fences along the rear lot line shall be ornamental metal and not less than fifty-four (54") inches tall.

EXHIBIT A

BEING a tract of land situated in the Thomas Rattan Survey, Abstract Number 782 in the City of Anna, Collin County, Texas and being all of that tract of land recorded by deed to Anna 51 Joint Venture recorded in Instrument Number 20150120000064460, County Records of Collin County, Texas, and being particularly described by metes and bounds as follows:

BEGINNING at an inner el corner of Lot 50, Block F of Oak Hollow Estates Phase 6, an addition to the City of Anna, recorded in Instrument Number 20140423010001240, County Records, Collin County, Texas;

THENCE S 89° 34' 50" W, 268.29 feet with the common line of said Anna 51 tract and the north line of said Phase 6;

THENCE S 89° 37' 50" W, 886.77 feet continuing along said common line and with the north line of Oak Hollow Estates Phase 6A, an addition to the City of Anna, recorded in Instrument Number 20150406010001070, County Records, Collin County, Texas to the northwest corner of Phase 6A and in the east line of that tract of land described by deed to Caalms Group LLC recorded in Instrument Number 20180906001124710, County Records, Collin County, Texas;

THENCE N 01° 24' 49" W, 1507.33 feet, along the west line of said Anna 51 tract to the northwest corner being in the south right-of-way line of F.M. No. 455;

THENCE with said south right-of-way line the following bearings and distances:

N 01° 43' 05" W, 1023.96 feet;

With said curve to the left, having an arc distance of 212.81 feet, through a central angle of 30° 37' 44", having a radius of 398.10 feet, the long chord which bears S 62° 26' 08" E, 210.29 feet;

S 77° 45' 00" E, 171.20 feet to the beginning of a curve to the left;

With said curve to the left, having an arc distance of 282.66 feet, through a central angle of 21° 25' 00", having a radius of 756.20 feet, the long chord which bears S 88° 27' 30" E, 281.02 feet;

N 80° 50' 00" E, 321.50 feet;

N 00° 00' 00" E, 24.57 feet;

N 80° 37' 59" E, 91.40 feet;

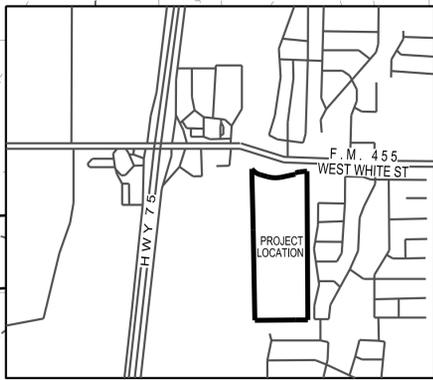
N 85° 48' 20" E, 162.79 feet to the northeast corner of said Anna 51 tract and being the northwest corner of the Lot 2, Block A, Advantage Self Storage Addition, an addition to

EXHIBIT A

the City of Anna, recorded in Instrument Number 20091123010002930, County Records, Collin County, Texas;

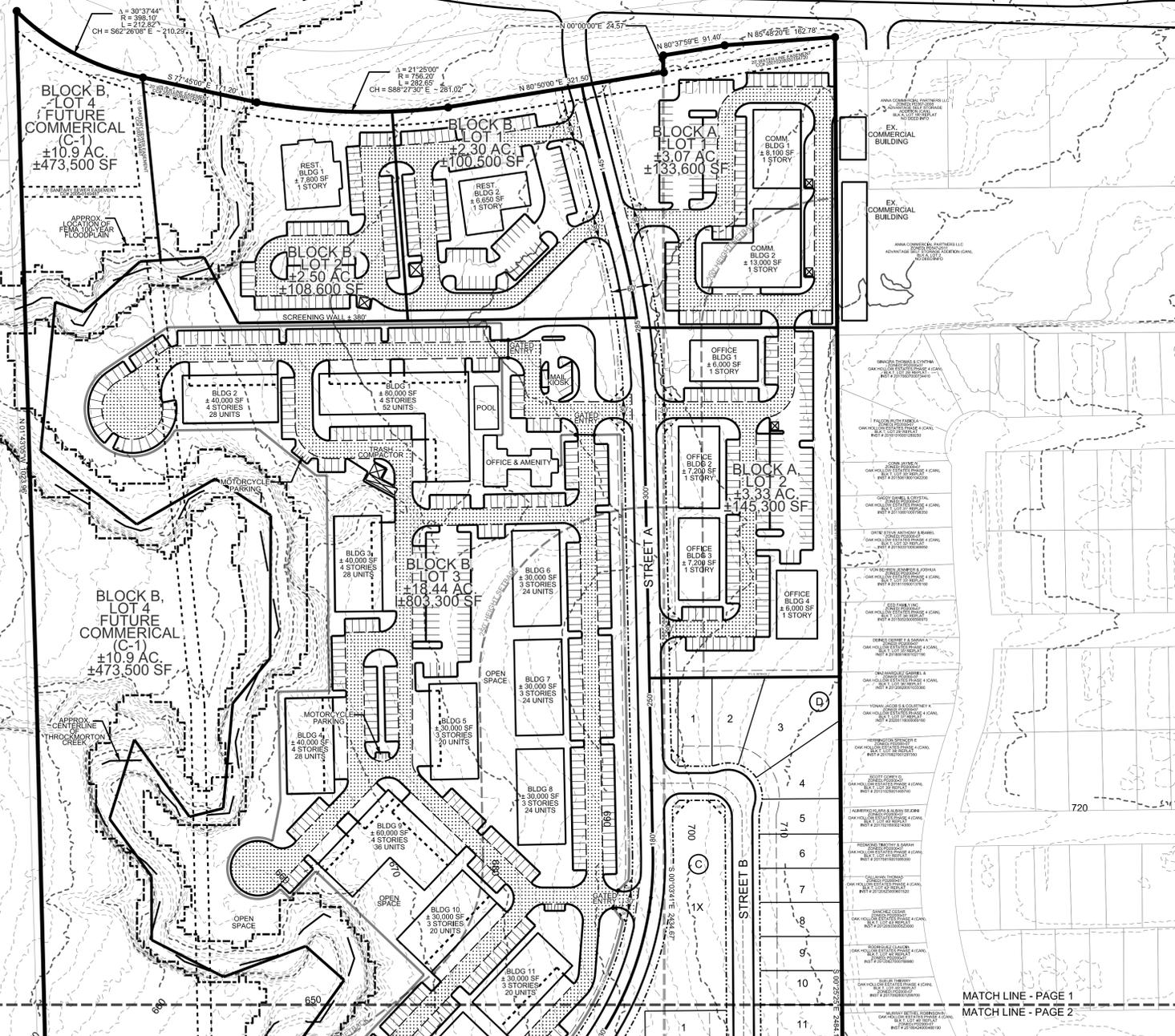
THENCE S 00° 25' 25" E, 2,484.13 feet departing said south right-of-way line and with the east line of said Anna 51 tract to the point of beginning and containing 2,856,025 square feet or 65.565 acres of land more or less.

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



VICINITY MAP
N.T.S.

SITE INFORMATION	
ZONING:	PD-SF-60MF-2/C-1/THOR OVERLAY
LAND USE:	SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL
LOT AREA:	2,848,736.88 SQ. FT. / 65.398 ACRES
SINGLE-FAMILY TRACT	
LOT INFORMATION	
MIN. LOT WIDTH:	50'
MIN. LOT DEPTH:	120'
TOTAL NUMBER OF LOTS:	90
MULTI-FAMILY TRACT	
TOTAL # OF UNITS:	325
BUILDING HEIGHT:	4 STORIES MAX.
BUILDING HEIGHT:	65' MAX.
MULTIFAMILY UNITS:	325
PARKING:	
REQUIRED:	650 SPACES
PROVIDED:	713 SPACES* * 128 GARAGES * 128 TANDEN SPACES * 360 COVERED * 80 UNCOVERED * 17 MOTORCYCLE
OFFICE	
BUILDING INFORMATION	
BUILDING 1	6000 SF
BUILDING 2	7200 SF
BUILDING 3	7200 SF
BUILDING 4	6000 SF
COMMERCIAL	
BUILDING INFORMATION	
BUILDING 1	8100 SF
BUILDING 2	13000 SF
RESTAURANT	
BUILDING INFORMATION	
BUILDING 1	7800 SF
BUILDING 2	6650 SF



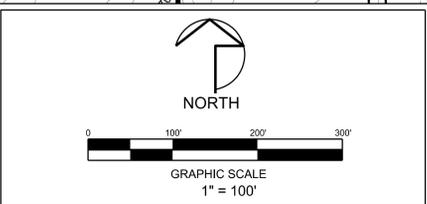
SINGLE FAMILY LOT SUMMARY			
BLOCK & LOT NUMBER	SQUARE FOOTAGE	BLOCK & LOT NUMBER	SQUARE FOOTAGE
BLOCK C, LOT 1	6,000 SF	BLOCK D, LOT 18	6,000 SF
BLOCK C, LOT 2	6,000 SF	BLOCK D, LOT 19	6,000 SF
BLOCK C, LOT 3	6,000 SF	BLOCK D, LOT 20	6,000 SF
BLOCK C, LOT 4	6,000 SF	BLOCK D, LOT 21	6,000 SF
BLOCK C, LOT 5	6,000 SF	BLOCK D, LOT 22	7,750 SF
BLOCK C, LOT 6	7,200 SF	BLOCK D, LOT 23	7,850 SF
BLOCK D, LOT 1	6,450 SF	BLOCK D, LOT 24	6,000 SF
BLOCK D, LOT 2	7,400 SF	BLOCK D, LOT 25	6,000 SF
BLOCK D, LOT 3	14,000 SF	BLOCK D, LOT 26	6,000 SF
BLOCK D, LOT 4	6,150 SF	BLOCK D, LOT 27	6,000 SF
BLOCK D, LOT 5	6,000 SF	BLOCK D, LOT 28	6,000 SF
BLOCK D, LOT 6	6,000 SF	BLOCK D, LOT 29	6,000 SF
BLOCK D, LOT 7	6,000 SF	BLOCK D, LOT 30	6,000 SF
BLOCK D, LOT 8	6,000 SF	BLOCK D, LOT 31	6,000 SF
BLOCK D, LOT 9	6,000 SF	BLOCK D, LOT 32	6,000 SF
BLOCK D, LOT 10	6,000 SF	BLOCK D, LOT 33	6,000 SF
BLOCK D, LOT 11	6,000 SF	BLOCK D, LOT 34	6,000 SF
BLOCK D, LOT 12	6,000 SF	BLOCK D, LOT 35	6,000 SF
BLOCK D, LOT 13	6,000 SF	BLOCK D, LOT 36	6,000 SF
BLOCK D, LOT 14	6,000 SF	BLOCK D, LOT 37	6,000 SF
BLOCK D, LOT 15	6,000 SF	BLOCK D, LOT 38	6,000 SF
BLOCK D, LOT 16	6,000 SF	BLOCK D, LOT 39	6,000 SF
BLOCK D, LOT 17	6,000 SF	BLOCK D, LOT 40	7,200 SF
BLOCK & LOT NUMBER	SQUARE FOOTAGE	BLOCK & LOT NUMBER	SQUARE FOOTAGE
BLOCK E, LOT 1	6,000 SF	BLOCK F, LOT 19	6,900 SF
BLOCK E, LOT 2	6,000 SF	BLOCK F, LOT 20	7,800 SF
BLOCK E, LOT 3	6,000 SF	BLOCK G, LOT 1	8,900 SF
BLOCK E, LOT 4	6,000 SF	BLOCK G, LOT 2	6,000 SF
BLOCK F, LOT 1	9,800 SF	BLOCK G, LOT 3	6,000 SF
BLOCK F, LOT 2	8,000 SF	BLOCK G, LOT 4	6,000 SF
BLOCK F, LOT 3	8,500 SF	BLOCK G, LOT 5	6,000 SF
BLOCK F, LOT 4	6,500 SF	BLOCK G, LOT 6	6,000 SF
BLOCK F, LOT 5	6,000 SF	BLOCK G, LOT 7	6,000 SF
BLOCK F, LOT 6	6,000 SF	BLOCK G, LOT 8	6,000 SF
BLOCK F, LOT 7	6,000 SF	BLOCK G, LOT 9	6,000 SF
BLOCK F, LOT 8	6,000 SF	BLOCK G, LOT 10	7,200 SF
BLOCK F, LOT 9	6,000 SF	BLOCK G, LOT 11	7,200 SF
BLOCK F, LOT 10	7,200 SF	BLOCK G, LOT 12	6,000 SF
BLOCK F, LOT 11	7,200 SF	BLOCK G, LOT 13	6,000 SF
BLOCK F, LOT 12	6,000 SF	BLOCK G, LOT 14	6,000 SF
BLOCK F, LOT 13	6,000 SF	BLOCK G, LOT 15	6,000 SF
BLOCK F, LOT 14	6,000 SF	BLOCK G, LOT 16	6,000 SF
BLOCK F, LOT 15	6,000 SF	BLOCK G, LOT 17	6,000 SF
BLOCK F, LOT 16	6,000 SF	BLOCK G, LOT 18	6,000 SF
BLOCK F, LOT 17	6,000 SF	BLOCK G, LOT 19	6,000 SF
BLOCK F, LOT 18	6,000 SF	BLOCK G, LOT 20	7,600 SF

LEGEND			
	BOUNDARY LINE		PROPOSED LOT LINE
	MAJOR TOPOGRAPHY		EXISTING PARCEL LINE
	MINOR TOPOGRAPHY		PROPOSED PARCEL LINE
	EXISTING EASEMENT		FEMA 100-YEAR FLOODPLAIN
	PROPOSED EASEMENT		PROPOSED SETBACK
	PROPOSED EDGE OF PAVEMENT		PROPOSED STREET CENTERLINE
	PROPOSED FIRE LANE		PROPOSED R.O.W.
	ZONING BOUNDARY		APPROX. CENTERLINE OF CREEK
	PROPOSED FENCE		PROPOSED BUILDING LOCATION
	BLOCK DESIGNATOR		PROPOSED GARAGE LIMITS
			EXISTING PARCEL BOUNDARY
			MATCH LINE

MATCH LINE - PAGE 1
MATCH LINE - PAGE 2

MATCH LINE - PAGE 1
MATCH LINE - PAGE 2

PROJECT NO.	CCR20001
FILE PATH	J:\USERS\DKID\CIANNA 65\ZONING
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	MARCH 4, 2020
DATE	APRIL 13, 2020
REVISIONS TO CONCEPT PLAN PER CITY COMMENTS	
DATE	APRIL 24, 2020
ADDRESSING ADDITIONAL CITY COMMENTS	



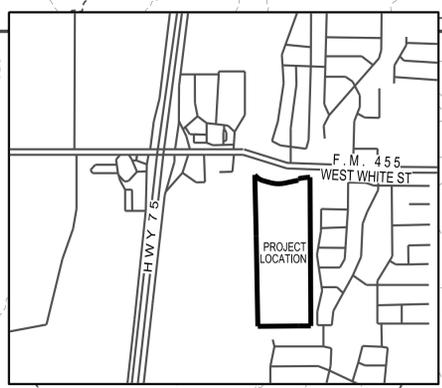
OWNER
ANNA 51 JOINT VENTURE LP
2705 CLUBLAKE TRAIL
MCKINNEY, TX 75072
CONTACT: DON COLLINS

PLANNER / ENGINEER
PELTON LAND SOLUTIONS, INC
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75034
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

THE VILLAGES AT WATER CREEK
BLOCK A, LOTS 1-2; BLOCK B, LOTS 1-4; BLOCK C, LOTS 1-6, 1X; BLOCK D, LOTS 1-40; BLOCK E, LOTS 1-4, 1X; BLOCK F, LOTS 1-20, 1X; BLOCK G, LOTS 1-20.
CONCEPT PLAN
BEING A 65.398 ACRE TRACT IN THE IN THE THOMAS RATTON SURVEY, A0782, SITUATED IN CITY OF ANNA, COLLIN COUNTY, TEXAS
PAGE 1 OF 2
APRIL 24, 2020

4/24/2020 11:41:30 AM \$USERS

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VICINITY MAP
N.T.S.

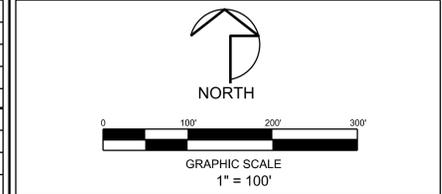
SITE INFORMATION	
ZONING:	PD-SF-60MF-2/C-1/THOR OVERLAY
LAND USE:	SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL
LOT AREA:	2,848,736.88 SQ. FT. / 65.398 ACRES
SINGLE-FAMILY TRACT	
LOT INFORMATION	
MIN. LOT WIDTH:	50'
MIN. LOT DEPTH:	120'
TOTAL NUMBER OF LOTS:	90
MULTI-FAMILY TRACT	
TOTAL # OF UNITS: 325	
BUILDING HEIGHT:	4 STORIES MAX.
BUILDING HEIGHT:	65' MAX.
MULTIFAMILY UNITS:	325
PARKING:	
REQUIRED:	650 SPACES
PROVIDED:	713 SPACES* • 128 GARAGES • 128 TANDDEM SPACES • 360 COVERED • 80 UNCOVERED • 17 MOTORCYCLE
OFFICE	
BUILDING INFORMATION	
BUILDING 1	6000 SF
BUILDING 2	7200 SF
BUILDING 3	7200 SF
BUILDING 4	6000 SF
COMMERCIAL	
BUILDING INFORMATION	
BUILDING 1	8100 SF
BUILDING 2	13000 SF
RESTAURANT	
BUILDING INFORMATION	
BUILDING 1	7800 SF
BUILDING 2	6650 SF



BLOCK & LOT NUMBER	SQUARE FOOTAGE	BLOCK & LOT NUMBER	SQUARE FOOTAGE
BLOCK C, LOT 1	6,000 SF	BLOCK D, LOT 18	6,000 SF
BLOCK C, LOT 2	6,000 SF	BLOCK D, LOT 19	6,000 SF
BLOCK C, LOT 3	6,000 SF	BLOCK D, LOT 20	6,000 SF
BLOCK C, LOT 4	6,000 SF	BLOCK D, LOT 21	6,000 SF
BLOCK C, LOT 5	6,000 SF	BLOCK D, LOT 22	7,750 SF
BLOCK C, LOT 6	7,200 SF	BLOCK D, LOT 23	7,850 SF
BLOCK D, LOT 1	6,450 SF	BLOCK D, LOT 24	6,000 SF
BLOCK D, LOT 2	7,400 SF	BLOCK D, LOT 25	6,000 SF
BLOCK D, LOT 3	14,000 SF	BLOCK D, LOT 26	6,000 SF
BLOCK D, LOT 4	6,150 SF	BLOCK D, LOT 27	6,000 SF
BLOCK D, LOT 5	6,000 SF	BLOCK D, LOT 28	6,000 SF
BLOCK D, LOT 6	6,000 SF	BLOCK D, LOT 29	6,000 SF
BLOCK D, LOT 7	6,000 SF	BLOCK D, LOT 30	6,000 SF
BLOCK D, LOT 8	6,000 SF	BLOCK D, LOT 31	6,000 SF
BLOCK D, LOT 9	6,000 SF	BLOCK D, LOT 32	6,000 SF
BLOCK D, LOT 10	6,000 SF	BLOCK D, LOT 33	6,000 SF
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BLOCK D, LOT 13	6,000 SF	BLOCK D, LOT 36	6,000 SF
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BLOCK E, LOT 2	6,000 SF	BLOCK F, LOT 20	7,800 SF
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BLOCK E, LOT 4	6,000 SF	BLOCK G, LOT 2	6,000 SF
BLOCK F, LOT 1	9,800 SF	BLOCK G, LOT 3	6,000 SF
BLOCK F, LOT 2	8,000 SF	BLOCK G, LOT 4	6,000 SF
BLOCK F, LOT 3	8,500 SF	BLOCK G, LOT 5	6,000 SF
BLOCK F, LOT 4	6,500 SF	BLOCK G, LOT 6	6,000 SF
BLOCK F, LOT 5	6,000 SF	BLOCK G, LOT 7	6,000 SF
BLOCK F, LOT 6	6,000 SF	BLOCK G, LOT 8	6,000 SF
BLOCK F, LOT 7	6,000 SF	BLOCK G, LOT 9	6,000 SF
BLOCK F, LOT 8	6,000 SF	BLOCK G, LOT 10	7,200 SF
BLOCK F, LOT 9	6,000 SF	BLOCK G, LOT 11	7,200 SF
BLOCK F, LOT 10	7,200 SF	BLOCK G, LOT 12	6,000 SF
BLOCK F, LOT 11	7,200 SF	BLOCK G, LOT 13	6,000 SF
BLOCK F, LOT 12	6,000 SF	BLOCK G, LOT 14	6,000 SF
BLOCK F, LOT 13	6,000 SF	BLOCK G, LOT 15	6,000 SF
BLOCK F, LOT 14	6,000 SF	BLOCK G, LOT 16	6,000 SF
BLOCK F, LOT 15	6,000 SF	BLOCK G, LOT 17	6,000 SF
BLOCK F, LOT 16	6,000 SF	BLOCK G, LOT 18	6,000 SF
BLOCK F, LOT 17	6,000 SF	BLOCK G, LOT 19	6,000 SF
BLOCK F, LOT 18	6,000 SF	BLOCK G, LOT 20	7,600 SF

LEGEND			
	BOUNDARY LINE		PROPOSED LOT LINE
	MAJOR TOPOGRAPHY		MINOR TOPOGRAPHY
	EXISTING EASEMENT		PROPOSED SETBACK
	PROPOSED EDGE OF PAVEMENT		PROPOSED R.O.W.
	PROPOSED FIRE LANE		PROPOSED BUILDING LOCATION
	ZONING BOUNDARY		APPROX. GARAGE LIMITS
	PROPOSED FENCE		BUILDING HEIGHT SETBACK
	BLOCK DESIGNATOR		PROPOSED DUMPSTER LOCATION
	FEMA 100-YEAR FLOODPLAIN		PROPOSED STREET CENTERLINE
	APPROX. CENTERLINE OF CREEK		EXISTING PARCEL BOUNDARY
	MATCH LINE		

PROJECT NO.	CCR20001
FILE PATH	J:\USERS\DKID\CIANNA 65\ZONING
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	MARCH 4, 2020
DATE	
APRIL 13, 2020	REVISIONS TO CONCEPT PLAN PER CITY COMMENTS
APRIL 24, 2020	ADDRESSING ADDITIONAL CITY COMMENTS



ANNA 51 JOINT VENTURE LP
2705 CLUBLAKE TRAIL
MCKINNEY, TX 75072
CONTACT: DON COLLINS

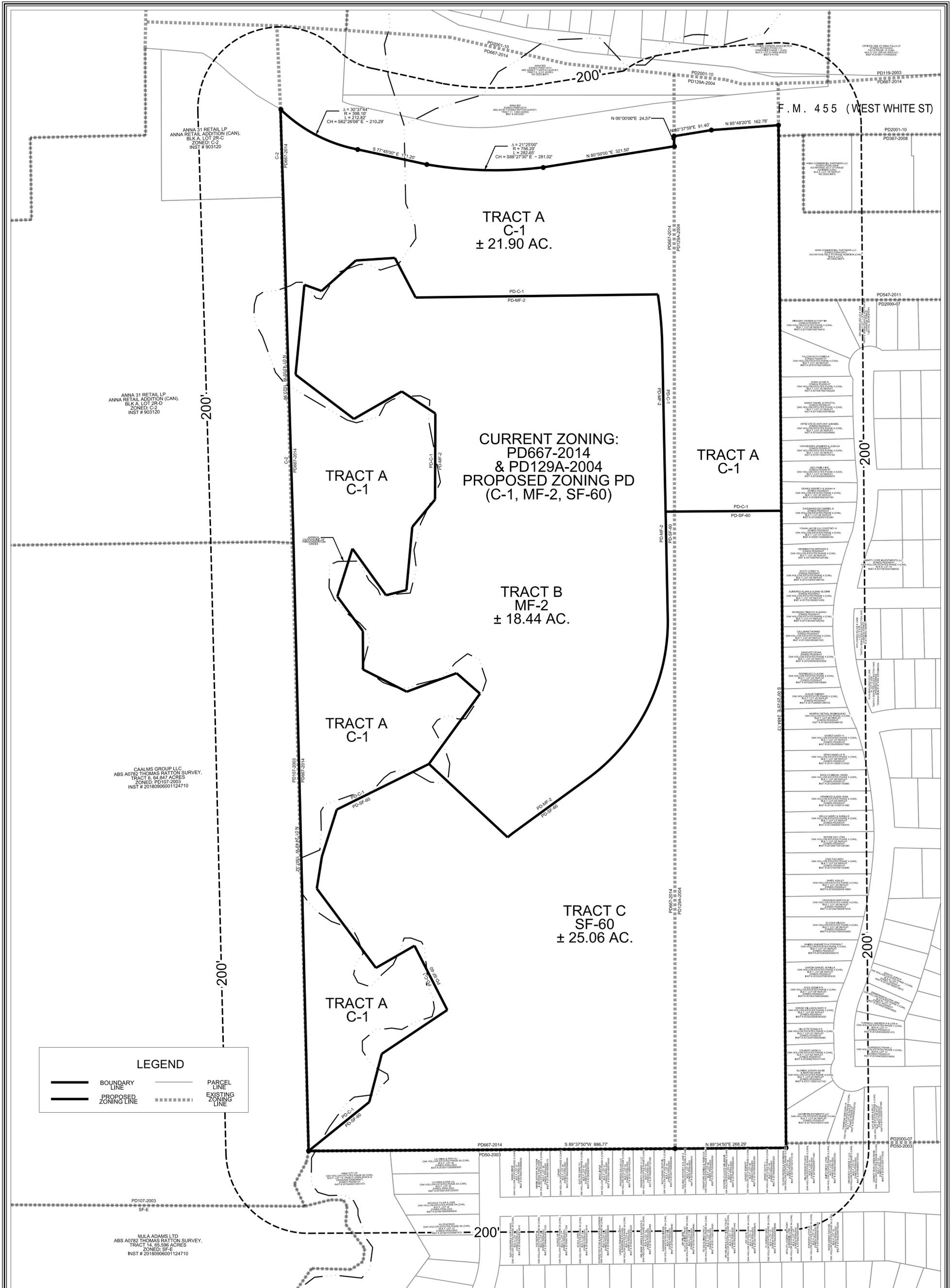
PLANNER / ENGINEER
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SUITE 400
FRISCO, TEXAS 75034
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CONTACT: DAVID KALHOEFER

THE VILLAGES AT WATER CREEK
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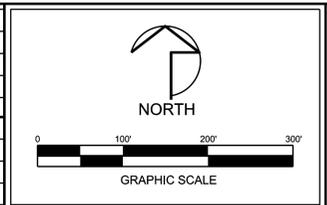
CONCEPT PLAN
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PAGE 2 OF 2
APRIL 24, 2020

4/24/2020 9:17:19 AM \$USERS

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PROJECT NO.	CCR20001
FILE PATH	J:\USERS\DK\DC\ANNA 65\CONCEPT PLAN
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	MARCH 4, 2020
DATE	REVISIONS



OWNER

ANNA 51 JOINT VENTURE LP
2705 CLUBLAKE TRAIL
MCKINNEY, TX 75072
CONTACT: DON COLLINS

PLANNER / ENGINEER

PELTON LAND SOLUTIONS, INC
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75034
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

THE VILLAGES AT WATERS CREEK

ZONING EXHIBIT

BEING A 65.398 ACRE TRACT IN THE IN THE THOMAS RATTON SURVEY, A0782, SITUATED IN CITY OF ANNA, COLLIN COUNTY, TEXAS

From: Melanie Merriman
Sent: Tuesday, April 21, 2020 7:18 PM
To: Lauren Mecke
Subject: RE: Zoning S Side of W White Street 1293 ft W of Oak Hollow Ln

Hi Lauren,

I just want to say that I don't like the zoning being approved for apartments or some sort of income based housing. I've heard they tried to do this before and citizens protested. I don't want any sort of zoning that will poorly affect the value of my property. I've seen pictures of the forms floating around my neighborhood website requesting address information. Please use this email as my protest.

Melanie Merriman 4/21/2020
2014 Hickory Trail, Anna, Tx 75409

Have a great afternoon :)

----- Original message -----

From: Lauren Mecke <lmecke@annatexas.gov>
Date: 4/21/20 1:30 PM (GMT-06:00)
To: Melanie Merriman
Subject: RE: Zoning S Side of W White Street 1293 ft W of Oak Hollow Ln

Melanie,

I don't know if they have anyone lined up to construct any portion in particular; he has stated that he wants to see a sit down restaurant on Block B, Lot 2 (north of the multifamily). It is not unusual for a property owner to get the zoning in place and then sell the property (example: Home builders such as Pulte did not come in and zone Anna Town Square). This zoning request and concept plan is very specific in dictating the location of the residential uses which ensures the location if someone else comes in to construct. The existing zoning permits the multifamily to be closer to the Oak Hollow subdivisions than the proposed stipulations.

Zoning is the first step in the development process. They would be required to plat (divide and record) the property. Any multifamily or nonresidential uses are required to go through the site plan, landscape plan, and lighting plan review process. The plats and site plan go to both the Planning & Zoning Commission and City Council. The concept plan is meant to show the maximum residential potential with sufficient open space as well as how non-residential properties could be developed. Concept Plans expire two years after approval and if no development occurs by the expiration date, the applicant must go back to the Planning & Zoning Commission and Council for re-approval prior to any permits, plats, or site plans.

Have a great day,

Lauren Mecke
Planner II



Planning and Development
3223 N Powell Parkway
Anna, Texas 75409-0776
Phone: 972.924.2616
www.annatexas.gov

From: Melanie Merriman
Sent: Tuesday, April 21, 2020 12:42 PM
To: Lauren Mecke <lmecke@annatexas.gov>
Subject: RE: Zoning S Side of W White Street 1293 ft W of Oak Hollow Ln

Thank you. Do you know what exactly they are wanting built?

----- Original message -----

From: Lauren Mecke <lmecke@annatexas.gov>
Date: 4/21/20 8:17 AM (GMT-06:00)
To: Melanie Merriman
Subject: RE: Zoning S Side of W White Street 1293 ft W of Oak Hollow Ln

Good Morning Melanie,

The property owner has applied for a rezoning of two tracts (65 acres) into a combined planned development that would allow for single-family [6,000 Square foot minimum] lots, a multifamily lot, and commercial along West White and on the west side of Throckmorton Creek. I have attached the applicant's most recent concept plan for your convenience. The applicant intends to include a trail along the east side of Throckmorton Creek.

The tract that is north of Oak Hollow Phase 6A currently allows for commercial, multifamily, townhomes, and zero-lot line homes. The tract adjacent to Oak Hollow Phase 4 allows commercial along West White but the remainder is zoned Agricultural.

Please let me know if you have any questions.

Lauren Mecke
Planner II


Planning and Development
3223 N Powell Parkway
Anna, Texas 75409-0776
Phone: 972.924.2616
www.annatexas.gov

From: Melanie Merriman
Sent: Tuesday, April 21, 2020 6:14 AM
To: Lauren Mecke <lmecke@annatexas.gov>
Subject: Zoning S Side of W White Street 1293 ft W of Oak Hollow Ln

Good morning,

What are y'all trying to rezone this land for?

Melanie Merriman
214-315-6632



D/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Is very important to keep that green and ecological area. Have you think in those animals? We dont want multiple family residential high density. where will the coyotes, roadrunners, opossums, owls and other animals go to live? They have the same right as us to live on this land. We need more trees.

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

Thierry SUEUR

Name (Please Print)

Thierry SUEUR

Signature

Norma Liliama WONG

Norma Liliama WONG

1102 Cottonwood Trail, Anna TX 75409

Address

April-22-2020

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to lmecke@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I AM OPPOSED TO ANY ZONING CHANGES THAT AFFECT OUR GREENBELT AREA, WHICH APPEARS TO BE THE CASE BASED ON THE REZONING MAP PROVIDED. IF THE GREENBELT AREA REMAINS PROTECTED (AND UNDEVELOPED) I AM IN FAVOR OF BUILDING A SECOND MIDDLE SCHOOL, REC CENTER, MOVIE THEATRE, BOWLING CENTER, LOWES/HOME DEPOT, OR EVEN MORE RESTAURANTS. WE DO NOT NEED ANYMORE HOUSING IN ANNA - ESPECIALLY SO CLOSE TO THE HIGHWAY. FIRST, OUR TAXES ARE TOO HIGH AS IT IS. WE NEED MORE BUSINESSES TO ABSORB THE CITY TAX LIABILITY. SECOND, BY SIGNING THIS LETTER, I DECLARE I AM THE OWNER OR AUTHORIZED AGENT OF THE PROPERTY AT THE ADDRESS WRITTEN BELOW.

NO ONE IS GOING TO MOVE TO ANNA UNTIL WE HAVE BUSINESS HERE TO ATTRACT RESIDENTS. FOCUS ON ECONOMIC GROWTH FIRST - AND MAKING SURE WE HAVE ROOM IN OUR SCHOOLS TO ACCOMMODATE MORE RESIDENTS - BEFORE OVER CROWDING THE CITY AND OUR SCHOOLS TO THE DETRIMENT OF OUR KIDS.

WANELLE SERIO

Name (Please Print)

Wanelle M Serio
Signature

1116 COTTONWOOD TRAIL

Address

4.21.20

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to imecke@annatexas.gov

Subject: Zoning Response - Villages of Waters Creek

From: Nanelle Serio
Sent: Monday, May 4, 2020 4:54 PM
To: Lauren Mecke
Subject: Re: Zoning Response - Villages of Waters Creek

Lauren,

Thank you for returning my phone call this morning. After speaking with you I now have a clearer picture of the proposed zoning changes and would like to amend my previous response. My foremost concerns surrounding any development behind Cottonwood Trail are: (1) maintaining the homeowner privacy that is currently provided by our green space, and (2) preserving the natural ecosystem that exists there. As the City of Anna continues to grow (bringing with it more people, homes, and traffic), it is important that all future developments consider the benefits of preserving some of our wooded areas. Once the trees are gone, we can't bring them back, and with so many newer homes being built on top of one another, we need to maintain some natural spacing between developments. Greenbelt areas help maintain air quality while providing a natural barrier between neighborhoods that will preserve the "Hometown" feel that sets Anna apart from other neighboring North Texas communities. The developer of the land between Creekside and Wal-mart took this into consideration, so I simply ask that the Watter's Creek developer consider these factors when planning lot lines and the type of homes to be built behind Cottonwood Trail. I ask that the members of our City Counsel do the same when voting on the developer's zoning request.

Respectfully,
Nanelle

From: Lauren Mecke <lmecke@annatexas.gov>
Sent: Thursday, April 23, 2020 2:11 PM
To: Nanelle Serio
Subject: RE: Zoning Response - Villages of Waters Creek

Nanelle,

Your comments will be given to both the Planning & Zoning Commission and Council and will be recorded as part of the public record.

The Planning & Zoning Commission Meeting will be on Monday, May 4th and the [agenda for that meeting](#) will be available Friday May 1st.

I would be glad to answer any questions you may have.
Thank you,

Lauren Mecke
Planner II



Planning and Development
3223 N Powell Parkway
Anna, Texas 75409-0776
Phone: 972.924.2616

www.annatexas.gov

From: Nanelle Serio
Sent: Thursday, April 23, 2020 1:05 PM
To: Lauren Mecke <lmecke@annatexas.gov>
Subject: Zoning Response - Villages of Waters Creek

Dear Sir/Ma'am,

I am an Oak Hollow resident and my home backs up to the area in which there are proposed zoning changes. Attached is the completed form that was mailed to me. I plan to attend the Zoom meeting on May 1st and wish to have my comments made part of the record.

Thank you,
Nanelle Serio

From: Bret Wilkinson
Sent: Thursday, April 23, 2020 6:51 PM
To: Lauren Mecke
Subject: PD-667-2014-C-1 Objection

Good afternoon Ms. Mecke,

I hope you and your family have been doing well during this current national crisis.

I am reaching out in regards to planned zoning development PD-667-2014-C-1/SF-60/SF-SZ/SF-TH/MF-2 (specifically, Townhome District/Multiple Family Residential - High Density). As a proud new member of the Anna, Texas community (as of January 2020), my family and I have experienced a new-found sense of community - "hello neighbors" and waves, smiles, and a sense selfless caring among our residents. It has been an absolute contrast of the communities we lived in when we moved from Plano, Texas.

I, myself, grew up in Plano, Texas, when I moved there in 1992/1993, until my wife and I purchased our home here in Anna, in the Oak Hollow community. From 1993 to 2020, I slowly watched Plano decline in standards and pride, as it's City board chose financials over family values and community ideals. As more low-income and multi-family apartments and dwellings were constructed, the foundations of community pride and civility were quickly torn down. As my children have been born and started to grow older, it had become an unnerving reality of just how rampant the decline in public decorum and safety had become. My wife and I decided to move to the City of Anna because of its low crime rate and fast-growing single-family communities, all of which holds true and strong to its Texas pride.

I am contesting and objecting to the above-reference zoning development, in regards to any multi-family residential unit(s), near the Oak Hollow residential community. While the City of Anna is a rapidly growing community, such planning developments would be better suited elsewhere (i.e., on the western side of U.S. 75). Attempting to meld this type of planned development so closely to already-established residential blocks would only diminish property values, drive loyal City of Anna residents away, and lead to the same decline in decorum and safety in the area. As I have never reached out to any City Council in my life regarding an municipal issue, I reach out to you now, and the esteemed members of the City of Anna, because of absolute pride that the City of Anna exemplifies.

I appreciate your acceptance and consideration of my objection, and wish you and the City of Anna City Council all of the best in your decision.

Best regards,

Bret Wilkinson
(469)623-1869
bretwilk@yahoo.com



APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Do not want low-income housing apartments or any of that behind our homes. I feel this will cause more crime + issues. We love our tree line + the privacy. The trees also broke the noise from the highway.

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

Jayne Douglas
Name (Please Print)

Jayne Douglas
Signature

906 Cottonwood Trl
Address

4/24/20
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to lmecke@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Increase in crime, add to the already crowded streets, I am not a tree hugger, but this development will destroy many mature trees. Too loud, 3/4 story bldgs will be an eyesore. Over crowding.

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

GARRY WELLS

Name (Please Print)

Garry Wells

Signature

1210 COTTONWOOD TR, ANNA, TX

Address

4/27/20

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to lmecke@annatexas.gov

Subject: Zoning Response - Villages of Waters Creek

From: Nickolas Colvin
Sent: Thursday, April 30, 2020 7:01 AM
To: Lauren Mecke
Subject: Objection to zoning changes

Hello, I am writing you to OBJECT to the zoning changes to the property of 65 acres south of White/455 and west of Oak Hollow Lane. As a property owner I object to the notion of the zoning changes to allow anything other than single family homes, especially any apartment/town home/ or other than free standing houses.

PROPOSED ZONING CHANGE Request to rezone 65.0 acres located on the south side of West White Street 1,293 feet west of Oak Hollow Lane in order to amend existing planned development standards. A PD Planned Development District is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions 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. APO dit may be used to permit new and innovative concepts in land utilization. While great flexibility is provided special restrictions which will allow development not otherwise permitted procedures established herein to insure against misuse of the increased flexibility.



APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Three horizontal lines for writing comments.

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

Steve and Isabel Ortiz

Name (Please Print)

Isabel Ortiz + Steve

Signature

914 Cottonwood Trl

Address

4/25/20

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to lmecke@annatexas.gov

Subject: Zoning Response - Villages of Waters Creek

THE CITY OF Anna

APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

I Am opposed to this zoning change because of the increase in ^{people} ~~pop~~, noise, crime - more people ~~means~~ ^{means} more traffic, more noise - more crime - construction noise. There are old growth trees behind my house that need to be left in place -

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

Katie Moore
Name (Please Print)

Katie Moore
Signature

1214 Cottonwood Trail
Address

5-1-20
Date

Trees provide oxygen, wise blocks - shade, habitat for birds & other animals - shade - Texas needs more trees - trees help lower the temperature of the surrounding area -

Thank you!
Katie Moore

Please return form to:

USPS Mail:
City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:
Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to lmecke@annatexas.gov
Subject: Zoning Response - Villages of Waters Creek

APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

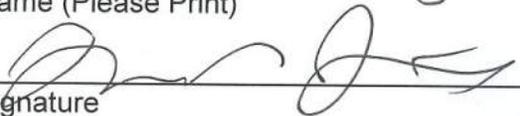
Neutral to request

Opposed to request

Comments:

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

Michael Jiang
Name (Please Print)


Signature

2304 Mulberry Dr, Anna TX 75409
Address

April 30, 2020
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to imecke@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



New Response

APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Three horizontal lines for writing comments.

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

Spencer Herrington
Name (Please Print)

[Handwritten Signature]
Signature

1002 Cottonwood Tr
Address

4-20-2020
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to lmecke@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

From: Nanelle Serio
Sent: Tuesday, May 26, 2020 3:15 PM
To: Olivia Demings <odemings@annatexas.gov>
Subject: Re: Contacting P&Z commissioners

Hi Olivia,

My apologies for the late reply. I did not see your email until late last week. If you will please convey the following mail to the members of our P&Z committee, it would be much appreciated.

I urge the members of the P&Z committee to actually come out to Oak Hollow and view the tree line behind Cottonwood Trail and Persimmon Dr. prior to the next scheduled meeting on June 1st.

If no one on the committee actually resides on Cottonwood Trail, they are not aware that from inside our homes we can currently hear the traffic on Hwy 75. Without the current tree line (which serves as a noise buffer), the sound would be far worse. The fact that the Watter's Creek developer wants to remove this natural noise barrier and add another street that will create more noise even closer to our homes is simply unacceptable. I will not allow the comfort of my own home to be further disrupted, and my property value diminished, for the sake of a developer's dollar. I have the original sales flyer from when I purchased my home in 2014. The first line on that flyer says "Huge Greenbelt Lot." I have no problem with development behind my home, provided at least 100 feet of natural tree line remain intact. I believe this is a reasonable compromise that would benefit current residents, as well as the homeowners looking to purchase lots in the proposed Watter's Creek development.

Second, those on the P&Z committee are probably not aware that the rear lot line of our homes is prone to flooding after heavy rain. For the past several years, the rear of our back yard was a muddy swamp until we took measures to remedy it ourselves with the installation of French drain. I don't believe for one minute that the Watter's Creek developer has walked the entire length of our rear lot line. If he had, he and his architects would see that the topography of the land behind our home is a natural and very steep slope. Without the current tree line as a natural means of absorbing excess rainwater, the land is going to flood. I imagine this is why our homes sit higher than our back yards and the 51-acre tract is currently zoned for 1-acre properties (since homes in a flood zone are harder to sell and more costly to insure).

Third, I am confident that someone looking to purchase a home in Watter's Creek does not want a view of my family's backyard activities. Even if the developer remains honest with his intent to build only 1-story homes, fill dirt will need to be brought in to build the land up enough to make the foundation level. Because most, if not all, of the homes on Cottonwood Trail have yards that slope down toward the creek, every one of the homes built behind us will have a clear view into our homes and back yards. Unless the developer intends to build a 15 ft. wall between our property and his new homes, there is no way to build on the current land without invading the privacy of current homeowners on Cottonwood Trail and Persimmon Dr. I presume another reason why the 51-acre land in question is currently zoned for 1-acre lots is to create more space between homes and avoid privacy issues between homeowners.

Fourth, if all of the tree line from behind our home is removed, the developer will not be able to install street lights along his proposed access road without illuminating our back yards. Since most of the trees along our fence line are evergreens, leaving at least 100 feet of the green space untouched will serve as a natural barrier from any installed lighting with minimal disruption to the developer's current plan.

Fifth, the developer's argument that the tree line behind Cottonwood and Persimmon will need to be maintained is absolutely ridiculous. I have lived on Cottonwood Trail for almost six years and in that entire span of time NO ONE has maintained the tree line behind my home. We have gone this long without it being maintained, so the developer's argument is a moot point. I can't imagine anyone is maintaining the green spaces on either side of the Creekside development, or behind the Falls Office Park and The Falls subdivision.

I am truly grateful to all of the committee members who acted with their heads instead of their hearts when voting against the Watter's Creek zoning changes on May 4th. The decisions of our P&Z committee will have a lasting effect on the City of Anna and its citizens for the foreseeable future. It is important that the committee make responsible decisions that will help advance the growth of our City without infringing upon the property and privacy rights of the current Anna residents who have helped make the city what it is today. Fancy pictures of unique architectural designs (such as those provided by the Watter's Creek developer), were employed as a distraction to effectively dodge the question posed to him at the meeting. While these architectural homes and buildings are a beautiful and a welcome addition to our city, I ask that the committee look beyond aesthetics and ensure these architectural designs are implemented in a manner that preserves Anna's natural resources and "Hometown" feel. It is Anna's Hometown feel that sets our city apart from other North Texas communities and is what is drawing so many residents from Plano, Allen and McKinney, to relocate here. I truly believe a middle ground can be reached that will allow the Watter's Creek development to proceed; however, there needs to be some compromise on the part of the developer. I realize he wants to "unload" his 51-acre tract of land, but we cannot compromise our City's standards by allowing his burden to unduly influence the committee into making a decision that is harmful to current residents. The City of Anna is in charge, not the developer. If the P&Z committee allows itself to be influenced in a manner that deviates from current standards, future developers will continue to push boundaries and the integrity of our entire system will collapse. I ask that you stay true to Anna's core values, particularly those of "Responsibility, Excellence, and Service," by continuing to protect the property rights of its citizens now, and as we look into the future.

I appreciate your time and thank you for your service to our community.

Respectfully,

A concerned Anna homeowner and military veteran



Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 6/1/2020

Staff Contact: Lauren
Mecke

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding text amendments to Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances.

SUMMARY:

On March 2, 2020, The Planning & Zoning Commission called for a public hearing to discuss and consider amendments to Chapter 9 Planning & Development Regulations of the Code of Ordinances.

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/29/2020	Staff Report

CITY OF ANNA
PLANNING & ZONING COMMISSION

June 1, 2020

Agenda Item No. 8

DESCRIPTION:

Request a recommendation to amend Article 9.02 Subdivision Regulations, Article 9.03 Design Standards, Article 9.04 Zoning Ordinance, and Article 9.06 Landscape Regulations of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend various sections in order to improve staff efficiency, modernize language, and provide general clean-up of regulations.

REMARKS:

One of the Planning & Zoning Commission's duties is to hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations. Changes to the zoning regulations may only be amended by ordinance which requires a public hearing before the Planning & Zoning Commission and City Council.

On March 2, 2020, the Planning & Zoning Commission called a public hearing to consider amendment to Article 9.04 Zoning Ordinance in Chapter 9 Planning and Development Regulations of the Code of Ordinance in addition to discuss amendments to regulations and standards in Chapter 9 Planning and Development Regulations of the Code of Ordinance.

ISSUES:

The City of Anna first adopted the zoning and subdivision ordinances in 1986. Over the past six months newly hired professional staff have discovered various discrepancies and conflicts with the existing ordinances making it difficult to interpret and enforce rules and regulations to the neighbors and development community. Many of the regulations in these two sections have not changed since adoption. Additionally, since the year 2000, nearly all new residential development and zoning has been through the use of planned development zoning rather than the adopted residential standards.

This request is an effort to modernize development regulations and increase staff's ability to provide clear direction which ultimately will reduce costs associated with private development.

SUMMARY:

The requested amendments to the subdivision regulations, design standards, zoning ordinance, and landscape regulations will improve staff efficiency, clarify the City's development regulations and standards, and reduce costs to neighbors, developers, and property owners.

RECOMMENDATION:

Recommended for approval as follows: (additions are indicated in underlined text; deletions are indicated in strikethrough text; text in bold following each is an explanation for the change and is not part of the ordinance language).

1. Remove Mylar requirements (below are sections that will require edits):
 - Sec. 9.02.044 Procedures and submission requirements for final plat approval
 - Sec. 9.02.208 Inspection and acceptance of public improvements
 - Sec. 9.04.048 Site Plans
 - Sec. 9.06.003 Issuance of permits and certificate of occupancy

Research suggests that mylars can easily be damaged overtime, therefore making it less reliable than paper or digital copies. They are also an unnecessary cost to applicants. Additionally, staff is preparing to store all documents digitally prior to department's relocation to the new Municipal Center.

2. Change the responsibility of addressing to the Director of Development Services or designee.

Sec. 4.07.001

(d) The ~~city secretary~~ Director of Development Services or designee will assign building numbers. All numbering will be under ~~his~~ their supervision and will be recognized as the official number of the building.

Addressing is no longer a duty of the City Secretary.

3. Remove responsibility of city staff for recording plats:

Sec. 9.02.044 Procedures and submission requirements for final plat approval

(g) Effect of approval and acceptance of improvements. As soon as is practical after the final plat has been approved by the city for recordation ~~by the city~~ in accordance with subsection (f)(4) of this section, or, alternatively,

approved for recordation because the subdivider has provided sufficient security in accordance with division 6 of this article, the Director of Development Services or designee ~~planning director~~ shall direct the applicant to file the final plat to be recorded with the Collin County clerk. No conveyance or sale of any portion or lot of the property may occur until after the final plat is approved by the planning and zoning commission and city council and duly recorded by the applicant. It is the applicant's responsibility to confirm that the final plat has been duly recorded, and an applicant's failure to confirm same is at the applicant's sole risk.

4. Remove Recordation fees in Sec. 9.02.241 Schedule of fees and re-submission requirements.

~~(f) Recordation fees. Recording fees for final plats filed with the Collin County clerk are in addition to any application and inspection fees charged by the city. Such fees shall be paid following approval of the final plat, prior to the plat being filed for record at the county by the city.~~

(f) Recordation of plats with the Collin County clerk shall be the responsibility of the applicant.

Staff no longer takes plats to be filed at the County Clerk's Office. The responsibility has been transferred to the applicants.

5. Remove the Subdivision Regulations' appendices and references to them.

Sec. 9.02.043

(e) Information required upon or with preliminary plat. The Director of Development Services may establish forms and standards with regards to the content, format, and graphics. The proposed preliminary plat shall show information as specified on a ~~an application~~ form or packet provided by the planning department ~~(see requirements set forth in appendix A at the end of this article, incorporated in full as if set forth herein for all purposes).~~

Sec. 9.02.044

(c) Information required upon or with final plat. The Director of Development Services may establish forms and standards with regards to the content, format, and graphics. The proposed final plat shall show information as specified on a ~~an application~~ form or packet provided by the planning department ~~(see requirements set forth in appendix B at the end of this article, incorporated in full as if set forth herein for all purposes).~~

Delete *Appendix A Preliminary Plat Checklist, Appendix B Final Plat Checklist, and Appendix C Owner's Certificates* in their entirety.

Remove Subdivision Regulations' *Appendix A Preliminary Plat Checklist, Appendix B Final Plat Checklist, and Appendix C Owner's Certificates* and references to provide clearer direction. This Appendix A is not to be confused with *Appendix A Fee Schedule*.

6. Correct spelling:

Section 9.03.281 General Construction Notes

General ~~construction~~ construction notes

7. Amend wording to remove conflict between Sec. 9.02.084(e) - (Easement) of the Subdivision Regulations and Sec. 9.04.005(m) - (Visibility at intersections) of the Zoning Ordinance

Section 9.02.084 Easements

(e) Visibility easements.

(1) Type of intersection. Whenever an intersection of two or more public rights-of-way occurs, a triangular visibility area shall be created. The visibility easement for each type of intersection shall be as follows:

(A) Intersection of two arterial streets: 40 feet from the intersection right-of-way;

(B) Intersection of a collector or local street onto an arterial street: 25 feet from the intersection right-of-way;

(C) Intersection of two collector or local streets (or one of each): 25 feet from the intersection right-of-way; and

(D) Intersection of two alleys: 20 feet from the intersection right-of-way.

(2) Fixed items. The maximum height of fences, walls, signs, and other similar fixed items shall be 30 inches (2-1/2 feet) within the visibility easement.

(3) Landscaping. All landscaping (and any other fixed feature) within the triangular visibility area shall be designed to provide unobstructed cross-visibility at a level between 30 inches (2-1/2 feet) and ten (10') eight feet. ~~A limited number of single-trunked trees may be permitted in this area provided they are~~ Trees adjacent to this visibility area shall be trimmed in such a manner that no limbs or foliage extend into the cross-visibility area. Landscaping, except grass and low ground cover, shall not be located closer than three feet from the edge of any street pavement.

Section 9.04.005 General provisions

- (m) Visibility at intersections. On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to interfere with traffic visibility across the corner. This visibility area shall be a triangle in accordance with Sec. 9.02.084(e) of the Subdivision Regulations. ~~measured 20 feet from the point of right-of-way line intersection.~~ All objects on the ground in said triangle should not exceed 30 inches (2-1/2 feet) in height and objects hanging over this area ~~vegetation~~ should not droop to less than ten (10') feet above the ground.

A challenging aspect of utilizing several articles for development regulation is ensuring that there are no conflicts. Both sections discuss visibility to prevent a blocked line-of-sight at intersections. However, the Subdivision Regulations establishes the size of the visibility easement based on the right-of-way width, while the Zoning Ordinance currently requires a smaller area, depending on the right-of-way. Additionally, there is a discrepancy of the vertical clearance within this easement. After discussion amongst the Planning & Development and Public Works Departments, staff is in agreement that the Subdivision Regulations should be the adopted standards.

8. Remove appendix requirement from Section 9.04.029(f) of the Planned Developments and clarify access through the City's website.

Sec. 9.04.029(f)

(f) Planned developments to be recorded. All planned development districts approved in accordance with the provisions of this article in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained on the city's website ~~in an appendix of this article.~~

Staff proposes to create and maintain the Planned Development list and publish on the city's website. First, there currently is not an appendix for planned developments. Secondly, Franklin Publishing only updates the Code of Ordinance once a year. Additionally, ordinances for all planned developments and specific use permits have already been linked into the public interactive zoning map available on the city website.

9. References to Revised Civil Statutes need to be updated. *Edits below provided by the City Attorney.*

Sec. 9.04.004 Authority

This article is prepared under the authority of ~~section 1, art. 1011a, Vernon's Civil Statutes of the State of Texas Chapter 211, 212, and 213, Texas Local Government Code, as amended,~~ to promote health, safety, morals, and for the protection and preservation of places and areas of historical and cultural importance and significance, or the general welfare of the community, and the legislative body is empowered to regulate and restrict the height, number of stories, and size of buildings, and other structures, the percentage of lot that may be occupied, the size of the yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purpose; and, in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures.

Sec. 9.04.041(c)(4)

(4) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in ~~articles 1011a–1011k, Revised Civil Statutes of Texas Chapters 211 and 213, Texas Local Government Code,~~ as amended, authorizing ~~cities and incorporated villages~~ municipalities to pass zoning regulations; all powers granted under said ~~act~~ statutes are specifically adopted and made a part hereof.

Sec. 9.04.041(c)(5)

(5) Exercise all the powers of a commission as to recommendations to the city council relating to approval or disapproval of plans, plats, amending plats, or replats set out in ~~articles 974a and 970a, Revised Civil Statutes of Texas Chapter 212, Texas Local Government Code, as amended.~~

The City Attorney suggested that the Zoning Ordinance be updated to reflect the correct references to the Local Government Code.

10. Remove conflicts between the Zoning Ordinance and the City Charter.

Sec. 9.04.041 Planning and zoning commission

(a) Creation of planning and zoning commission. There is hereby created a planning and zoning commission which shall be organized, appointed and function as follows:

(1) The planning and zoning commission shall consist of seven ~~five~~ members who are residents of the city ~~or its extraterritorial jurisdiction~~, each to be appointed by the city council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. The city council shall designate one member as chairman. Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made. Provided, however, that the city council may appoint two alternate members of the planning and zoning commission who shall serve in the absence of one or more of the regular members when requested to do so by the chairman or city manager, as the case may be; and

(2) The terms of four ~~three~~ members shall expire in May of each odd-numbered year and the terms of three ~~two~~ of the members shall expire in May of each even-numbered year. Commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

(b) Organization. The commission shall hold an organizational meeting in July ~~May~~ of each year. The commission shall meet regularly and shall designate the time and place of its meetings. The commission shall adopt its own rules of procedure and keep a record of its proceedings consistent with the provisions of this article and the requirements of law.

(c) Duties and powers. The planning and zoning commission is hereby charged with the duty and invested with the authority to:

(1) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the State of Texas and of the city.

(2) Recommend to the city council approval or disapproval of proposed changes in the zoning plan.

(3) Formulate and recommend to the city council for its adoption a city plan for the orderly growth and development of the city and its environs and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.

(4) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in Chapters 211 and 213, Texas Local Government Code, as amended, authorizing municipalities to pass zoning regulations; all powers granted under said statutes are specifically adopted and made a part hereof.

(5) Exercise all the powers of a commission as to recommendations to the city council relating to approval or disapproval of plans, plats, amending plats, or replats set out in Chapter 212, Texas Local Government Code, as amended.

(6) Study and recommend on the location, extension and planning of public rights-of-way, parks or other public places, and on the vacating or closing of same.

(7) Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures and appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of at which are, or may become, the property of the city.

(8) Initiate, in the name of the city, for consideration at public hearing all proposals:

(A) For the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places; or

(B) For the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the city.

(9) Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.

(10) Submit each May a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.

(d) Meeting and quorum. A quorum for the conduct of business shall consist of four ~~three~~ members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

The City Charter governs over the City Ordinance therefore amendments to the zoning ordinance are needed to be consistent with the Charter.

11. Create definition and requirements for substantially conforming site plans.

Sec. 9.04.004 Definitions

Substantially Conforming Site Plan means a minor amendment to existing site plans.

Sec. 9.04.048(f) Revision of site plan.

- (1) In the event that changes to the approved site plan are proposed, the ~~city manager~~ Director of Development Services or designee shall have the authority to require that a substantially conforming site plan or revised site plan be submitted to the city for review and approval.
- (2) ~~(A)~~ It is recognized that final architectural and engineering design may necessitate some judgment in the determination of conformance to an approved site plan. The ~~city manager~~ Director of Development Services or designee shall have the authority to interpret conformance to an approved site plan, provided that such interpretations do not materially affect access, circulation, general building location on the site, or any conditions specifically attached as part of a city council approval. The ~~city manager~~ Director of Development Services or designee shall only approve minor changes that substantially conform to the approved site plan and with all applicable city regulations.

(~~AB~~) Examples of revisions which may be approved by the city manager Director of Development Services or designee on a substantially conforming site plan, elevations, or landscape plan include:

- (i) Minor dimension and location adjustments building revisions/expansions that do not increase the height of a building and are less than an aggregate total of 1,000 square feet;
- (ii) Minor changes in the number of parking spaces (adding, removing, or relocating 20 parking spaces of less), provided that minimum parking requirements are met;
- (iii) Adjustments to sanitation ~~sanitation~~ solid waste container location;
- (iv) Minor revisions to approved elevations; and
- (v) Substitution of similar materials on an approved landscape plan.

~~(C) Examples of revisions that may not be approved by the city manager include:~~

- ~~(i) Major changes to type of screening materials;~~
- ~~(ii) Significant alterations to the building footprint;~~
- ~~(iii) Specific conditions of approval; and~~
- ~~(iv) Any changes that may negatively impact adjacent properties.~~

(~~BD~~) ~~If, in the judgment of the city manager, the proposed revisions exceed staff's approval authority, the a revised site plan, revised landscape plan or revised elevations shall be submitted and processed for approval accordingly forwarded to the planning and zoning commission for consideration according to the procedures for site plan approval. If proposed revisions to the site plan have not been approved by the city manager within 30 days of their final submission, they shall be scheduled for consideration by the planning and zoning commission upon request by the applicant.~~

Create thresholds associated with minor amendments to site plans in Sec. 9.04.048(f) and identify establishing qualifiers and create a definition for substantially conforming site plans.

12. Require all service bays be oriented away from street frontages. Current language would only place requirement on wrecking yards, junkyards, or salvage yards. Split into two bullets:

Sec. 9.04.039 Screening device requirements

(b) Applicability.

(4) All wrecking yards, junkyards, or salvage yards shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property. ~~Bays in any business/commercial PD - Planned Development shall be oriented away from the street frontage.~~

(9) Service bays in any business/commercial PD - Planned Development shall be oriented away from the street frontage.

Staff believes that Sec. 9.04.039 (b)(4) contained a typing error since service bays are not only in wrecking yards, junkyards, or salvage yards.

13. Remove unnecessary copies:

Section 9.04.048 Site Plans

(a) Site Plan Approval

(4) Prior to the issuance of any building permit, a site plan drawn to scale shall be submitted for initiation of the review and approval process along with ~~25 copies of the plan or~~ the number of copies deemed necessary by the city to complete the required reviews or memorandums.

The City is moving more towards paperless submittals. Required copies are based on complexity of the proposed development. At most, 3 copies would be required.

14. Address dumpster enclosure requirements. The following is an example of proposed language **which is not** currently within the Development Regulations.

Sec. 9.04.034

(f) Requirements for Solid Waste Collection

(a) Applicability - This section shall apply to property utilized for nonresidential or multifamily uses and shall not apply to the following:

- (1) Community recycling locations as permitted by the City.
 - (2) Containers for onsite construction debris with a valid permit issued by the City of Anna Building Department.
 - (3) Multifamily and nonresidential developments that comply with both of the following stipulations:
 - (A) The development is authorized for solid waste collection utilizing 96-gallon residential-type carts.
 - (B) The development is located within the CBRD zoning district or the development is within a planned development district that permits, by stipulation, the use of 96-gallon residential-type carts for solid waste collection.
 - (4) Donation containers.
 - (5) Declared disasters in the City of Anna that create solid waste disposal issues until the disaster status is rescinded.
 - (6) Containers authorized through a Special Event permit.
- (b) Provision of Locations for Solid Waste Containers Space for solid waste containers, including compactors, must be provided as follows:
- (1) Quantity - A minimum of two containers per lot to accommodate both refuse and recycling.
 - (2) Location - One or more required container locations may be offsite in a permanent easement within 150 feet of the building as determined sufficient through the site plan approval process.
- (c) Screening and Site Design Standards
- (1) Screening and Placement - Screening and placement for solid waste containers must be consistent with Sec. 9.04.039 and Sec. 9.06.006.
 - (2) Use - Enclosures for containers must only be used for purposes related to solid waste.

- (3) Maintenance - All screening devices must be continually maintained in a state of good repair. Living screens must be maintained in compliance with Article 9.06.
- (4) Parking Reduction - The number of required parking spaces in Sec. 9.04.037 may be reduced to accommodate commercial recycling and community recycling containers for sites developed prior to July 1, 2020. Required parking shall not be reduced without submittal and approval of an amended site plan.
- (d) Site Plan Review - Solid waste container locations built to design standards shall be identified on concept plans and site plans. Solid waste containers shall not be added to existing sites and/or to new site plans approved for future development without submittal and approval of an amended site plan.

These requirements are intended to promote the health and sustainable practices of the city through encouragement of commercial recycling and appropriate placement and screening of solid waste containers.

15. Review Chapter 9 Planning & Development to allow the Code Official to enforce screening and lighting regulations:

Section 9.04.039 Screening device requirements

(b) Screening elements and fences...

(10) All fences constructed under the provisions of this section shall be maintained so as to comply with the requirements of this section at all times. ~~The chief building official~~ Director of Development Services, Building Official, or Code Official may order the repair or removal of a fence if it is more than 5% damaged or leaning 10 degrees from vertical. Fences shall be repaired in compliance with the provisions of this section.

Section 9.04.040 Outdoor Lighting Code

(f) Definitions. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this section, have the meanings shown below:

Code Official as defined in Sec. 4.04.005

Director means the ~~building permits and inspections director~~ Director of Development Services, Building Official or designee.

(n) Prohibitions.

(5) Existing lighting causing light trespass onto residential property.

(A) If after complaint and investigation, the Code Official ~~director~~ finds that an existing light fixture directs light toward residential buildings, the Code Official ~~director~~ shall give written notice of such violation to the owner and/or to the occupant of such premises demanding that the violation be abated within ninety days of the date of written notice.

Allow Code Officer to enforce fences and the Outdoor Lighting Code.

16. Allow Director of Development Services to create checklists, similar to plat checklists for plans associated with development:

Section 9.04.048 Site Plans

(a) Site plan approval.

(1) Conceptual site plans.

(C) The conceptual site plan shall include sufficient information to adequately assess the functionality of the proposed subdivision and its impact on surrounding properties and circulation systems. The Director of Development Services may establish forms and standards with regards to the content, format, and graphics including but not limited to:

(b) Content of site plan. The Director of Development Services may establish forms and standards with regards to the content, format, and graphics. The proposed site plan shall show information as specified on a form or packet provided by the planning department, including: When required, a site plan shall include the following:

Allow the Planning Department the ability to create and maintain checklists for concept plans, site plans, landscape plans, tree preservation plans, and open space & amenity plans. This requirement will ensure plan graphics and plan information is uniformed for any project seeking plan approval.

17. Reduce side yard setbacks for single family and two-family zoning districts (SF-84, SF-72, SF-1, SF-60, SF-2, TF) and edit endnote (c) in Appendix 1. Zoning District Area Regulations in Article 9.04 Zoning Ordinance:

	AG	SF-E	SF-84	SF-72	SF-1	SF-60	SF-2	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2
Side yard, interior (feet)	15	15	10	40	40	40	40	(a)	(b)	40	10	10	10	10
Side yard, corner lot, street side (feet) (c)	25	25	15	15	15	15	15	15	15	15	15	15	25	25

(a) Zero one side with 10 feet separation between buildings.

(b) 14 feet between ends of buildings.

~~(c) 45 feet where adjacent to single-family or duplex residential district.~~

The City of Anna has an unproportionally high number of planned developments, especially for residential zoning. One of the most reoccurring deviations from the regulations is a side yard setback reduction to 5 feet. Through the approval of planned developments for almost all single-family, the city has not enforced this 10 feet side yard requirement. Additionally, endnote (c), requiring a 45 foot setback for the corner lot side yard seems excessive since this is for residential properties. Direction on this topic is needed.

Suggestions:

- **Leave as is,**
- **Modify just the smaller lots,**
- **10% of lot width; minimum 5' side yard requirement**
- **Establish a minimum building separation,**

18. Correct typing error in table:

Sec. 9.06.006 Minimum Landscaping Requirements

(q) Requirements for single-family residential and duplex lots. Three-inch caliper trees selected from the large tree list in this article shall be planted

on all single-family residential, duplex, and town home lots. At least one of the trees must be placed in the front yard of the lot. The following minimum standards apply:

Single-Family Residential - 64 (SF-64) <u>84 (SF-84)</u>	3 trees
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There is not a SF-64 district and the SF-84 district is missing from this table.

19. Correct instances throughout the regulations where Franklin Publishing annotated corrections when changing Ordinance numbering such as:

Sec. 9.04.028(d) Parking regulations. Required off-street parking shall be provided in accordance with the specific uses set forth in section ~~9.04.025~~ [9.04.037].

Sec. 9.06.007(c) Variances. If unique circumstances exist which prevent strict adherence with the requirements of ~~subsection 9.06.006(g)(1) and subsection 9.06.006(g)(2) above~~ [subsections (a) and (b) of this section], the city council may consider a granting a variance during the site plan approval process to reduce the minimum 20-foot landscape buffer to a minimum of 10 feet, provided that site design considerations have been incorporated to mitigate the impact of the variance....

Franklin Publishing provided corrections to references in brackets. Any previous ordinance amendments did not permit staff to change the text. This would allow us to correct throughout Chapter 9.

20. Rearrange and add information from presently numbered (a) through (o) to provide clearer understanding of the section. The text from presently numbered (p) through (r) has not been amended except in the numbering and the previous typing correction. Four items have also been incorporated from Article 9.07 Tree Preservation to help provide clarity.

As it exists presently:

~~Sec. 9.06.006 — Minimum landscaping requirements~~

- ~~(a) — For all nonresidential and multiple-family parcels at least 15% of the street yard shall be permanent landscape area. The street yard shall be defined as the area between the front property line and the minimum front setback line.~~
- ~~(b) — For all nonresidential and multiple-family parcels located at the intersection of two dedicated public streets (rights-of-way), a 600 square foot landscape area shall be provided at the intersection corner, which can be counted toward the 15% requirement.~~

- ~~(c) For all nonresidential and multiple-family parcels, a minimum of 10% of the entire site shall be devoted to living landscape which shall include grass, ground cover, plants, shrubs, or trees.~~
- ~~(d) For all nonresidential and multiple-family parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.~~
- ~~(e) Landscape areas within parking lots should generally be at least one parking space in size (180 square feet).~~
- ~~(f) No landscape area counting toward minimum landscaping requirements shall be less than 25 square feet in area or less than five feet in width.~~
- ~~(g) For all nonresidential and multiple-family parcels, internal landscape areas shall:
 - ~~(1) Equal a total of at least eight square feet per parking space;~~
 - ~~(2) Have a landscaped area with at least one tree within 65 feet of every parking space;~~
 - ~~(3) Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces.~~~~
- ~~(h) Within parking lots, landscape areas should be located to define parking areas and assist in clarifying appropriate circulation patterns. A landscape island shall be located at the terminus of each parking row, and should contain at least one tree. All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.~~
- ~~(i) All existing trees which are to be considered for credit shall be provided with a permeable surface (a surface which does not impede the absorption of water) within a minimum five-foot radius from the trunk of the tree. All new trees shall be provided with a permeable surface under the dripline a minimum two and one-half foot radius from the trunk of the tree.~~
- ~~(j) At least 75% of the frontage of parking lots, adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a minimum height of three feet, or a combination of the above with a minimum combined height of three feet. A wall used for parking lot screening should be accompanied with landscape planting in the form of low shrubs and ground cover to soften the appearance of the wall.~~
- ~~(k) A minimum of 50% of the total trees required for the property shall be large (minimum three-inch caliper, seven feet in height at time of planting) canopy trees as specified on the approved plant list (see approved plant list).~~
- ~~(l) Necessary driveways from the public right-of-way shall be allowed through all required landscaping areas in accordance with city regulations. Shared drives shall be allowed through perimeter landscape areas.~~
- ~~(m) For all nonresidential and multi-family parcels, whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet shall be maintained between the edge of the parking area and the adjacent property line.~~
- ~~(n) Whenever a nonresidential use, mobile home use, or multiple family use is adjacent to a property used or zoned for single-family or duplex residential use,~~

~~the more intensive land use shall provide a landscaped area of at least 10 feet in width along the common property line planted with one large tree (minimum three inches in caliper and seven feet in height at time of planting) for each 40 linear feet or portion thereof of adjacent exposure.~~

- ~~(o) Evergreen shrubs (acceptable for six-foot screening) shall be provided around dumpster screening wall, and the plant materials must be a minimum of three feet in height at the time of planting, unless not visible from public right-of-way or a public use area.~~
- ~~(p) For all single family and duplex parcels, builders shall be required to plant two large trees (minimum of three-inch caliper and seven feet high at time of planting) per lot prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. Existing quality trees of at least three-inch caliper size located on the lot shall count to meet this standard if appropriate tree protection measures have been followed.~~
- ~~(q) Requirements for single family residential and duplex lots. Three-inch caliper trees selected from the large tree list in this article shall be planted on all single-family residential, duplex, and town home lots. At least one of the trees must be placed in the front yard of the lot. The following minimum standards apply:~~

Single-Family Residential - Large Lot (SF-E)	4 trees
Single-Family Residential - 64 (SF-64)	3 trees
Single-Family Residential - 72 (SF-72)	3 trees
Single-Family Residential - 1 (SF-1)	2 trees
Single-Family Residential - 60 (SF-60)	2 trees
Single-Family Residential - Zero Lot Line (SF-Z)	2 trees
Single-Family Residential - Town Home (SF-TH)	1 tree
Two-Family (TF)	2 trees

~~All large trees required above will be planted prior to issuance of the certificate of occupancy on the dwelling.~~

- ~~(r) For all residential parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage for major thoroughfares. Trees may be grouped or clustered to facilitate site design.~~

To be replaced with: (underline is new text)

(a) General

- (1) All existing trees which are to be considered for credit shall be provided with a permeable surface (a surface which does not impede the absorption of water) within a minimum five-foot radius from the trunk of the tree. All new trees shall be provided with a permeable surface under

the dripline a minimum two and one-half foot radius from the trunk of the tree.

- (2) A minimum of 50% of the total trees required for the property shall be large (minimum three-inch caliper, seven feet in height at time of planting) canopy trees as specified on the approved plant list (see approved plant list).
- (3) Necessary driveways from the public right-of-way shall be allowed through all required landscaping areas in accordance with city regulations. Shared drives shall be allowed through perimeter landscape areas.
- (4) All trees planted to satisfy the tree standards must be a minimum of three inches in diameter at breast height (DBH).
- (5) No trees with a maximum mature height of 25 feet or greater may be planted within 25 feet (measured horizontally) from the nearest overhead utility line (see Appendix 1 and Appendix 2 of Article 9.07 Tree Preservation for height references).
- (6) Definitions:
 - i. Street yard is defined as the area between the front property line and the minimum front setback line.
 - ii. Internal landscape area/landscaping is defined as the remaining property exclusive of the street yard and required landscape buffers.

(b) Parking Lots in addition to subsections (c) and (d) of this section.

- (1) Landscape areas within parking lots should generally be at least one parking space in size (180 square feet).
- (2) Within parking lots, landscape areas should be located to define parking areas and assist in clarifying appropriate circulation patterns. A landscape island shall be located at the terminus of each parking row, and should contain at least one tree. All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.
- (3) At least 75% of the frontage of parking lots, adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a minimum height of three feet, or a combination of the above with a minimum combined height of three feet. A wall used for parking lot screening should

be accompanied with landscape planting in the form of low shrubs and ground cover to soften the appearance of the wall.

(c) Nonresidential and multiple-family lots:

- (1) For all nonresidential and multiple-family parcels at least 15% of the street yard shall be permanent landscape area.
- (2) For all nonresidential and multiple-family parcels located at the intersection of two dedicated public streets (rights-of-way), a 600 square foot landscape area shall be provided at the intersection corner, which can be counted toward the 15% street yard requirement.
- (3) For all nonresidential and multiple-family parcels, a minimum of 10% of the entire site shall be devoted to living landscape which shall include grass, ground cover, plants, shrubs, or trees.
 - i. No landscape area counting toward minimum landscaping requirements shall be less than 25 square feet in area or less than five feet in width.
- (4) For all nonresidential and multiple-family parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at time of planting) per 40 linear feet, or portion thereof, of street frontage.
 - i. Trees may be grouped or clustered to facilitate site design.
 - ii. These trees must be within the street yard except when the property is restricted by easements.
 - iii. When the street yard is restricted by easements any combination of the following may be permitted:
 1. The required large trees may be substituted with two small trees for every one large tree required within the street yard;
 2. Up to 50% of the required large trees may be placed in the internal landscape.
- (5) For all nonresidential and multiple-family parcels, internal landscape areas shall:
 - i. Equal a total of at least eight square feet per parking space;

- ii. Have a landscaped area with at least one tree within 65 feet of every parking space;
 - iii. Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces. These required trees shall be provided within the internal landscape area.
- (6) For all nonresidential and multi-family parcels, whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet shall be maintained between the edge of the parking area and the adjacent property line.
 - (7) Whenever a nonresidential use, mobile home use, or multiple-family use is adjacent to a property used or zoned for single-family or duplex residential use, the more intensive land use shall provide a landscaped area of at least 10 feet in width along the common property line planted with one large tree (minimum three inches in caliper and seven feet in height at time of planting) for each 40 linear feet or portion thereof of adjacent exposure.
 - (8) Evergreen shrubs (acceptable for six-foot screening) shall be provided around dumpster screening wall, and the plant materials must be a minimum of three feet in height at the time of planting, unless not visible from public right-of-way or a public use area.
 - (9) All commercial properties shall provide trees at a ratio of 10 trees per acre (43,560 sq. ft.) or one tree per 4,356 sq. ft. of the gross lot area.
 - i. At the discretion of the city, and at the request of the property owner, the ten trees per acre may be satisfied by planting trees elsewhere in the city at the direction of the ~~landscape administrator~~ Director of Development Services or designee.

(d) Single-family and duplex lots and subdivisions:

- (1) For all single-family and duplex parcels, builders shall be required to plant two large trees (minimum of three-inch caliper and seven feet high at time of planting) per lot prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. Existing quality trees of at least three-inch caliper size located on the lot shall count to meet this standard if appropriate tree protection measures have been followed.
- (2) Requirements for single-family residential and duplex lots. Three-inch caliper trees selected from the large tree list in this article shall be planted on all single-family residential, duplex, and town home lots. At least one

of the trees must be placed in the front yard of the lot. The following minimum standards apply:

Single-Family Residential - Large Lot (SF-E)	4 trees
Single-Family Residential - 84 (SF-84)	3 trees
Single-Family Residential - 72 (SF-72)	3 trees
Single-Family Residential - 1 (SF-1)	2 trees
Single-Family Residential - 60 (SF-60)	2 trees
Single-Family Residential - Zero Lot Line (SF-Z)	2 trees
Single-Family Residential- Town Home (SF-TH)	1 tree
Two-Family (TF)	2 trees

All large trees required above will be planted prior to issuance of the certificate of occupancy on the dwelling.

- (3) For all residential parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage for major thoroughfares. Trees may be grouped or clustered to facilitate site design.

The current organization of Section 9.06.006 is unclear for determining the total required number of trees on commercial properties.

21. Move regulations of the Tree Preservation tree requirements for commercial properties to the Landscape Regulations and refer to the Landscape Regulations.

Sec. 9.07.012 Tree requirements for commercial properties.

(a) See Article 9.06 Landscape Regulations for tree requirements.

~~(a) All commercial properties shall provide trees at a ratio of 10 trees per acre (43,560 sq. ft.) or one tree per 4,356 sq. ft. of the gross lot area.~~

~~(b) All trees planted to satisfy the tree standards must be a minimum of three inches in diameter at breast height (DBH).~~

~~(c) At the discretion of the city, and at the request of the property owner, the ten trees per acre may be satisfied by planting trees elsewhere in the city at the direction of the landscape administrator.~~

(d)(b) See appendix 1 at the end of this article for a suggested species list that may be used to meet the requirements of this article. ~~No trees with a maximum mature height of 25 feet or greater may be planted within 25 feet (measured horizontally) from the nearest overhead utility line.~~

Providing separate tree requirements in two locations of the ordinances provides an opportunity to miss part of the regulations.

MINUTES
PLANNING AND ZONING COMMISSION
May 4, 2020

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on May 4, 2020, via ZOOM video conference, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:03 p.m.

Members present were Wayne Barton, Alonzo Tutson, Leslie Voss, Danny Ussery, Daniel Moody, Donald Henke with Don Callaham absent. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, Clark McCoy, and Kevin Johnson.

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

4. A) Conduct a public hearing to consider public comments to rezone 34.3± acres located on the west side of U.S. 75 and 691± feet south of Future Rosamond Parkway from Single-Family Residential – Large Lot (SF-E) to Planned Development-General Business District (PD-C-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. He noted for the commission that after discussion with the City Attorney the signage request cannot be a part of the zoning request, as it has its own ordinance section (9.05). The applicant is proposing multiple-family residences and commercial/entertainment sites. Surrounding the lot to the north and across U.S. 75 is vacant single-family lots. To the south, is a medical product and a vacant ETJ lot. The proposed zoning meets several of the City's strategic plan principles such as life cycle family housing for all generation, diverse housing choices, safe, well-designed, well-maintained multi-family, and attractive commercial centers. The area is currently designated on the Future Land Use map as commercial land.

The base zoning for the Planned Development is C-2 with the added restriction of automobile uses and the allowance of multiple-family and single-family dwelling, attached. The applicants have agreed to stipulations that would protect multi-family residents from U.S. 75 such as a 650 feet

setback and locating the commercial product along the frontage. Variations in design standard include 4 story products with a maximum density of 450 units. Nonresidential products will include entertainment, restaurants, and a hotel. PD stipulation are used to ensure product shown on concept plat is what will be built. The pedestrian friendly form and water feature will serve as an amenity for residents as well as commercial visitors. Staff was in support of recommendation.

Commissioner Henke verified with staff that 4 story multi-family buildings were allowed.

Commissioner Voss questioned if water features and open space in the parking on the site were to be included in the 20% open space calculation.

Staff confirmed that they were. The land in the parking area is nearly half an acre, therefore it is usable open space. In addition, the water features will be developed amenities.

Commissioner Ussery asked about the number of rooms in the proposed hotel.

Mr. Altobelli responded that is would most likely be based on parking requirements verses land available.

Sean Terry, 1800 Valleyview Lane Farmers Branch, TX was in attendance to present as the applicant and vice president of Centurion American. Centurion American is in the process of remodeling the Collin Creek Mall and is the owner of the Statler Hotel in Dallas.

Mr. Terry presented the project as a mixed-use development with amenities throughout where a resident can live, work, and play. He verified that the hotel size would be based on land availability. The project would also take its neighbors into consideration by creating a cohesive design, matching adjacent trees and topography. Centurion American also owns restaurants and entertainment brands that it would intend to bring to the development. The full development would include 904 lots and approximately 400 multifamily units, amenity center, hike & bike trail, and HOA. He stated that multifamily units would be high end and a place to start for individuals who might eventually transition into a single-family product.

Commissioner Barton asked a few questions pertaining to the water features on the property. He inquired if the applicant had already completed similar water features, if the fountain would be floating, what type of vegetation would be surrounding the features, and would run off from parking lots end up in the pond.

Marc Paquette, the engineer for the project, was available to respond to these inquiries. He confirmed that engineers will design and maintain water features and look at fluctuation to make sure citizens see a nice pond consistently. In addition, water features will provide storm water drainage and will utilize floating fountains.

Commissioner Henke asked if there was a possibility the development would end up with townhomes instead of apartments.

Mr. Altobelli answered no, the townhome portion was in the ETJ portion of the property. It would have the same standards as adjacent property and the applicant stated the intention to annex the property.

Commissioner Ussery and Commissioner Barton clarified with the applicant that the parking garage would be interior, a useful safety feature, and would be open.

There was one citizen comment from Facebook Live; the comment was read by Chairman Tutson. Kelly Herndon-Patterson asked if the project would be similar to the Shops at Legacy.

Mr. Terry responded that it would not but will nevertheless be a good quality product.

Commissioner Moody asked if the commercial product would be built before the residence portion.

Mr. Terry responded that commercial would not be in the initial phase but would be in the first phase of the multifamily construction.

Mr. Altobelli elaborated that in order to build greater than 275 multifamily units the developers must pull a building permit for a commercial site of at least 5,000 sq. feet

Mr. Terry mentioned that Centurion American also owns a restaurant that they would intend to build on the property when the time came.

Commissioner Ussery asked when the project would begin construction.

Mr. Terry responded that the market will drive development, but Centurion American does not intend to sit on land.

Commissioner Ussery noted that he hoped to see commercial and residential be built together.

The public hearing closed at 7:47 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 34.3± acres from Single-Family Residential - Large Lot (SF-E) to Planned Development-General Business District. (PD-C-2) with modified development standards.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The rezone meets city standards and a concept plan was provided showing open space and water features. The rezone was recommended for approval by staff.

Commissioner Henke confirmed that the digital signage was not being voted on.

Commissioner Voss, Commissioner Henke, and Commissioner Ussery agreed that they were glad to not be voting on the signage and to have additional avenues to discuss it more.

A motion was made by Commissioner Henke, seconded by Commissioner Ussery to recommend approval of the zoning change with the understanding that the sign request was not in consideration. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Sherley Commercial, Block A, Lots 1-3, Block B, Lots 1-2, and Block C, Lot 1, associated with the rezoning request.

This item was unintentionally skipped but was then voted on following item 5B.

The concept plan was recommended for approval by staff.

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

5. A) Conduct a public hearing to consider public comments to rezone 65.0± acres located on the south side of West White Street 1,293± feet west of Oak Hollow Lane from Planned Development-129A-2004 and Planned Development-667-2014 to one Planned Development and to amend existing planned development standards.

The public hearing opened at 8:00 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The applicant is proposing multiple-family residences, single-family residences, and restricted commercial. The land already has an existing zoning of commercial, agriculture, multiple-family, single-family, and townhomes. The proposed zoning meets several of the City's strategic plan principles such as diverse housing choices, safe, well-designed, well-maintained multi-family, attractive commercial centers, and providing places to work. The area is currently designated on the Future Land Use map as commercial, parks, and single family. The new zoning is very similar to the existing keeping the same density of 18 units per acre. The new stipulations include allowance of four-story multi-family buildings with a maximum height of 65 ft, and a distancing of 250 feet from proposed single-family and approximately 520 feet the existing adjacent Oak Hollow subdivision is away. Commercial product will be one story and residential will be the same as product to the south.

A comparison map was provided of the existing and proposed zoning.

David Kalhoefer, 1100 Frisco Street, Frisco, TX applicant for the rezone request, was available to present. He described the land as two tracts totaling 65 acres, purchased and zoned in 2014. He had been working with staff to create a superior design, zoning and better spacing with the intent of keeping multifamily distanced from single-family and to be sensitive to neighbors.

Due to the slope and the way the buildings have been set up, four-stories would equate to a three-story product. A 15ft strip for hike and bike trail will be included. The previous planned development did not have this. The commercial element has been down zoned from C-2 to C-1 and omits a few uses. The commercial area will be one-story office buildings and restaurant pads will have a prominent view of the creek to enjoy from patio seating. Flexibility has been given with screening to allow for pedestrian walkways and open space. Single-family lots will be comparable to surrounding development. Connectivity will be provided to White St. and the restaurant and retail components.

Mr. Kalhoefer spoke with a concerned resident in person and was able to inform them that multi-family was already allowed, but the rezoning would allow for revision and down zoning of the C-2 district.

Commissioner Barton commented that concept plans can be altered from the shown office spaces and there are a lot of commercial uses he wouldn't want to be in the proposed area. The residents purchased their homes with the expectation that there would be residences next to their home. Commissioner Barton further stated that he thought O-1 zoning would be more appropriate with the added allowance of a daycare. He further stressed concern over the allowed uses of C-1 zoning.

Mr. Collins, the property owner, responded that there was to be a 30-35 feet landscape buffer between any commercial and residential product.

Commissioner Barton responded that he understood, but zoning would remain for years and future developments may have different ideas for the site that would not best for the surrounding neighbors.

Don Collins asked Mr. Altobelli if he could provide examples of what could be restricted from C-1 to address the commissioner's concern. The proposed zoning is adding daycare, prohibiting quick oil change, hotel, boarding house, and it is restricted to one story or 35 feet Trash will be screened. He mentioned that what was presented was a conceptual plan and concerns could be taken into consideration during the next step.

Mr. Altobelli confirmed that screening wall is required with a minimum of 6ft.

Commissioner Ussery stated that Oak Hollow residences would like to keep the tree line and that might help to appease some opposition.

Mr. Collins responded that to give up the treed area in question wouldn't allow for the needed area for the single-family backyards.

Mr. Kalhoefer added that they were going to use their best judgement, but engineering may necessitate the removal of trees. However, they may end up requiring the builder to put trees in front and back of the lots.

Mr. Altobelli commented that the city has tree requirements and with the existing zoning lots could have no trees and no masonry walls. We don't want a dual fence, so we'd create a unified fence and existing regulations protect from clear cutting. They can take them down but need to replace them. He noted his understanding of the concerns, but added that its private property than can be developed.

Commissioner Barton inquired about a strip of land to the north of the development.

Mr. Collins responded that it was old TX right-of-way from the widening of FM 455.

Mr. Collins added it was willing to look at zoning uses and additional restrictions with the commission.

Commissioner Voss voiced her concerns as well, on the possible uses of the commercial district and the lighting that would be a result of that.

Mr. Collins responded he did not want anyone's yards to be affected by lighting and intended to follow the City's light regulations.

Mr. Altobelli elaborated that the City has regulations to ensure safety and security. Lighting will be looked at during site plan and light plan process.

Commissioner Ussery asked how long it would be to develop the property. He didn't want the property to just sit.

Mr. Collins responded that he doesn't like to market a property until it is ready. He wanted to get zoning in place first.

Commissioner Ussery added that citizens are concerned about low income housing and asked if Mr. Collins could describe the house product.

Mr. Collins responded that homes would be starting in the high 200,000s.

Commissioner Henke said that the zoning change looked like a big improvement and voiced his support.

Chairman Tutson stated that there is a big difference between public housing and affordable housing. Multifamily units will support medical staff and recent college graduates. Anna is starting to be a place where people can grow up and raise a family and we need affordable housing for this. \$84,000 a year or less is considered low income and this includes city staff, medical staff, first responders, and educators. People should be able to afford where they live.

There were nine citizen responses in the packet and one additional response read into record.

Melanie Merriman, 2014 Hickory Trail, submitted a comment in opposition of the rezoning for apartments.

Norma Wong & Thierry Sueur, 1102 Cottonwood Trail, submitted a letter and photo in opposition of the rezoning with preference for land conservation.

Nanelle Serio, 1116 Cottonwood Trail, submitted a letter in opposition of the rezoning for residential uses.

Bret Wilkinson, address not provided, submitted a comment in opposition of the rezoning for multi-family.

Jayne Douglas, 906 Cottonwood Trail, submitted a letter in opposition of the rezoning for low-income housing apartments with preference of protection of the tree-line behind the Cottonwood Trail residences.

Garry Wells, 1210 Cottonwood Trail, submitted a letter in opposition of the rezoning for apartments.

Nickolas Colvin, address not provided, submitted a comment in opposition of the rezoning for apartments or townhomes.

Steve and Isabel Ortiz, 914 Cottonwood Trail, submitted a letter in opposition of the rezoning.

Katie Moore, 1214 Cottonwood Trail, submitted a letter in opposition of the rezoning out of concern for increased crime and conservation of trees.

Nanelle Serio submitted an addendum to her previous response; the addendum was read into record by Ms. Mecke. Mrs. Serio wanted to clarify her concern of privacy for the existing residences along Cottonwood Trail with preference of the tree-line.

The public hearing closed at 9:12 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 65.0± acres from Planned Development-129A-2004 and Planned Development-667-2014 to one Planned Development amending existing planned development standards.

The rezone was recommend for approval by staff.

A motion was made by Commissioner Henke seconded by Commissioner Moody to recommend approval of the rezoning request. The vote failed 3 to 3 with Commissioner Barton, Commissioner Voss, and Commissioner Ussery voting no.

Mr. Kalhoefer asked the commission if the rezone request could instead be tabled.

Mr. McCoy responded that the commission would need to rescind the previous motion.

A motion was by Commissioner Henke to resend his previous motion. The vote was unanimous.

Chairman Tutson asked that all concerns and comments regarding the zoning change be sent to Mr. Altobelli within three days.

Commissioner Barton confirmed with Mr. Collins that June 1st would be a good time to revisit the zoning change.

A motion was made by Commissioner Henke seconded by Commissioner Ussery to continue the public hearing and hold it open until the June 1st, 2020 Planning and Zoning Commission Meeting at 7 p.m. to be held at Anna City Hall or virtually on video conference. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages at Waters Creek, associated with the rezoning request.

This item was not voted on due to the tabling of the public hearing and zoning request until June 1st, 2020 Planning and Zoning Commission Meeting.

6. A) Conduct a public hearing to consider public comments on a residential replat for Turbyfill Addition, Block 1, Lot 1. The purpose for the replat is to modify the property boundaries in order to create two lots. Single-Family dwelling detached on one lot located within the extraterritorial jurisdiction.

Mr. McCoy, City Attorney, left the meeting at 9:29 p.m.

The public hearing opened at 9:31 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The purpose of this replat is to divide one lot into two lots. Notification for the replat and public hearing was sent to one individual. The plat was recommended for approval by staff.

Commissioner Barton stated that this was to create three lots. One lot would remain and the other would be split.

There were no citizen comments.

The public hearing closed at 9:32 pm.

B) Consider/Discuss/Action on a recommendation regarding the Turbyfill Addition, Block 1, Lots 1R & 3, Replat.

The replat was recommended for approval by staff.

A motion was made by Commissioner Barton seconded by Commissioner Voss to recommend approval of the replat. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding the Guillermo & Wendy Lopez Development Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The applicant is in the ETJ and is proposing to build a home. The plat was recommended for approval by staff.

Commissioner Barton questioned the frontage width of a southern lot and its ability to meet city standards.

Mr. Altobelli clarified that these lots were sold via metes and bounds so they do not meet the 40 ft frontage requirement. However, as they are located in the ETJ they are meeting the intent of the rule to allow for emergency access. A 30 feet drive can allow for sufficient access.

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

8. Consider/Discuss/Action on a recommendation regarding the Huth Addition, Block A, Lot 1, Minor Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. This is a plat for a single-family dwelling in the ETJ. It was recommended for approval by staff.

Ms. Mecke clarified for the Commission that this was not a development plat so there is not a house shown. It was not subdivided in accordance with the Subdivision Regulations therefore the current owner must do a minor plat to pull a building permit with the County.

A motion was made by Commissioner Barton seconded by Commissioner Henke to recommend approval of the minor plat. The vote was unanimous.

9. Consider/Discuss/Action on a recommendation regarding the Park Place at Anna Phase 2, Final Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. This is a SF-72 Single-Family subdivision. It was recommended for approval by staff. In addition, the civils for the project had already been approved.

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

10. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1, Final Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The construction has already begun on this project, however the Final Plat never came before the Planning and Zoning Commission, this item is for the purpose of tying up loose ends.

Commissioner Ussery thanked staff for its diligence.

Commissioner Barton commented that the location of the future fire station looked good.

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

11. Consider/Discuss/Action on a recommendation regarding the NBR Anna Addition, Block A, Lot 1, Final Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. This is a concrete batch plat which meets the City's Subdivision Regulations.

Commissioner Henke asked if it was located in the ETJ.

Mr. Altobelli clarified that the plant was located within the city limits.

Commissioner Barton asked if the plant was expanding.

Mr. Altobelli responded that yes, they were expanding, and this necessitated zoning , a site plan, and a final plat.

A motion was made by Commissioner Henke seconded by Commissioner Barton to recommend approval of the final plat. The vote was unanimous.

12. Consider/Discuss/Action on a recommendation regarding the NBR Anna Addition, Block A, Lot 1, Site Plan.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The plan showed improvements including concrete paving, fire land, and parking striping. It was recommended for approval by staff.

Commissioner Ussery recalled that they were to concrete areas where trucks drive to lessen dust. This was a complaint from surrounding property owners at the previous zoning case.

A motion was made by Chairman Tutson seconded by Commissioner Barton recommend approval of the site plan. The vote was unanimous.

13. Consider action to approve minutes of the March 2, 2020 Planning and Zoning meeting.

Commissioners thanked staff for detailed minutes.

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

14. Adjourn

A motion was made by Commissioner Moody seconded by Commissioner Ussery adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:56 p.m.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:
