



**AGENDA  
PLANNING AND ZONING COMMISSION  
January 7, 2019**

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

1. Call to Order and Establishment of Quorum
2. Invocation and Pledge of Allegiance  
  
Location Map
3. Consider/Discuss/Action on recommendation regarding the Calvert Addition Development Plat.
4. Consider/Discuss/Action on recommendation regarding the Durfee Addition Development Plat.
5. Consider/Discuss/Action on recommendation regarding the Lakeview Estates Phase 3 Preliminary Plat.
6. Consider/Discuss/Action on recommendation regarding the Creekside Office Building Phase 1 Site Plan and Landscape Plan.
7. Consider/Discuss/Action on recommendation regarding the Freedom Flex Car Wash Site Plan and Landscape Plan.
8. Consider/Discuss/Action on recommendation regarding the Pecan Grove Phase 4 Final Plat.
9. Consider action to approve minutes of the December 3, 2018 Planning and Zoning meeting.
10. Adjorn

This is to certify that I, Maurice Schwanke, Director of Planning and Development, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. January 4, 2019.

A handwritten signature in blue ink, appearing to read "Maurice Schwanke", written over a horizontal line.

Maurice Schwanke  
Director of Planning and Development

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



**Item No.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Location Map

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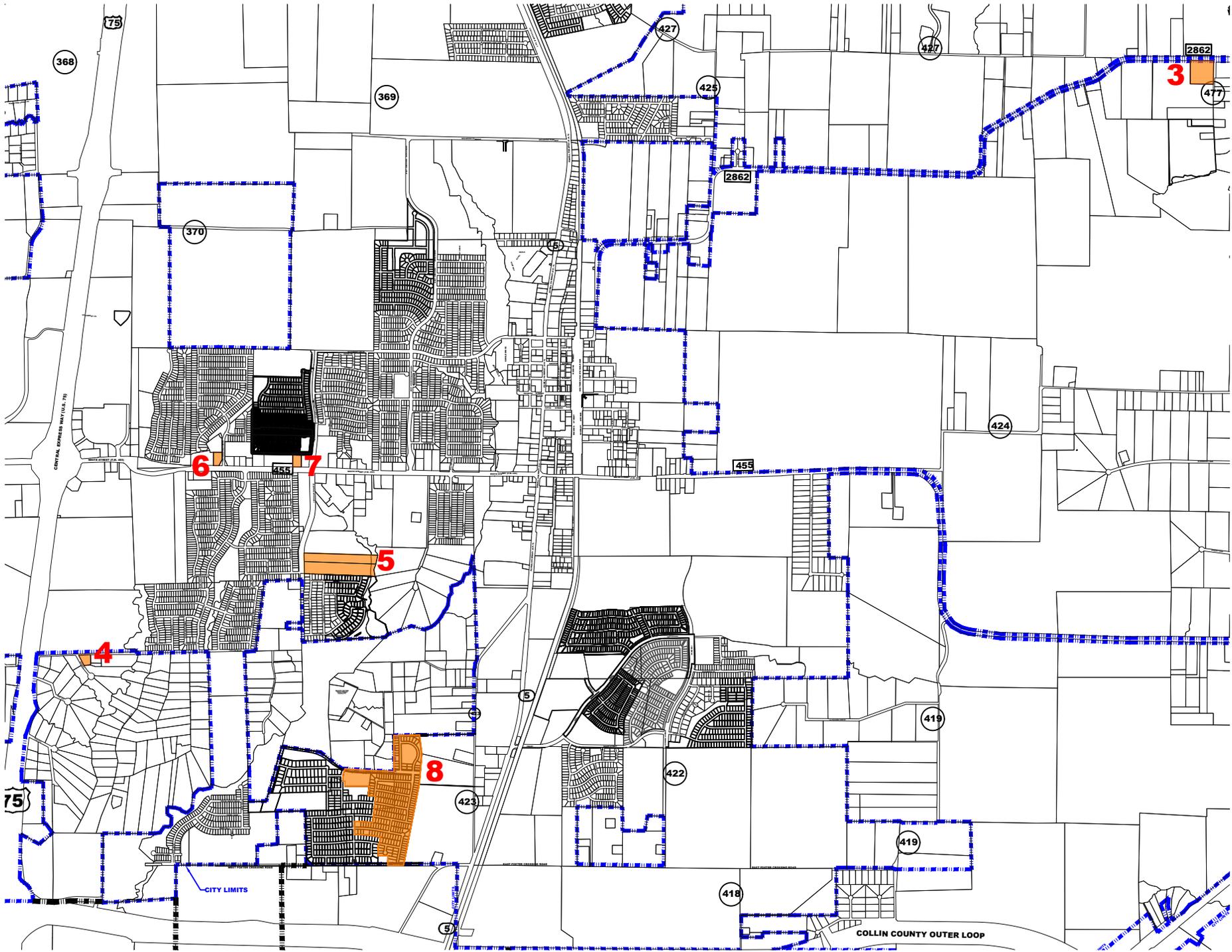
**SUMMARY:**

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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	12/26/2018	Exhibit





**Item No. 3.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

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

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**SUMMARY:**

The development plat for your review is located within Anna's extra territorial jurisdiction and generally known as 13363 County Road 477. The tract is in the James Fisher Survey, Abstract No. 305 and contains 5.993 acres of land. The owner is proposing to put a new home, pool, pond, and several barns on the property. The submittal meets the City of Anna development plat requirements.

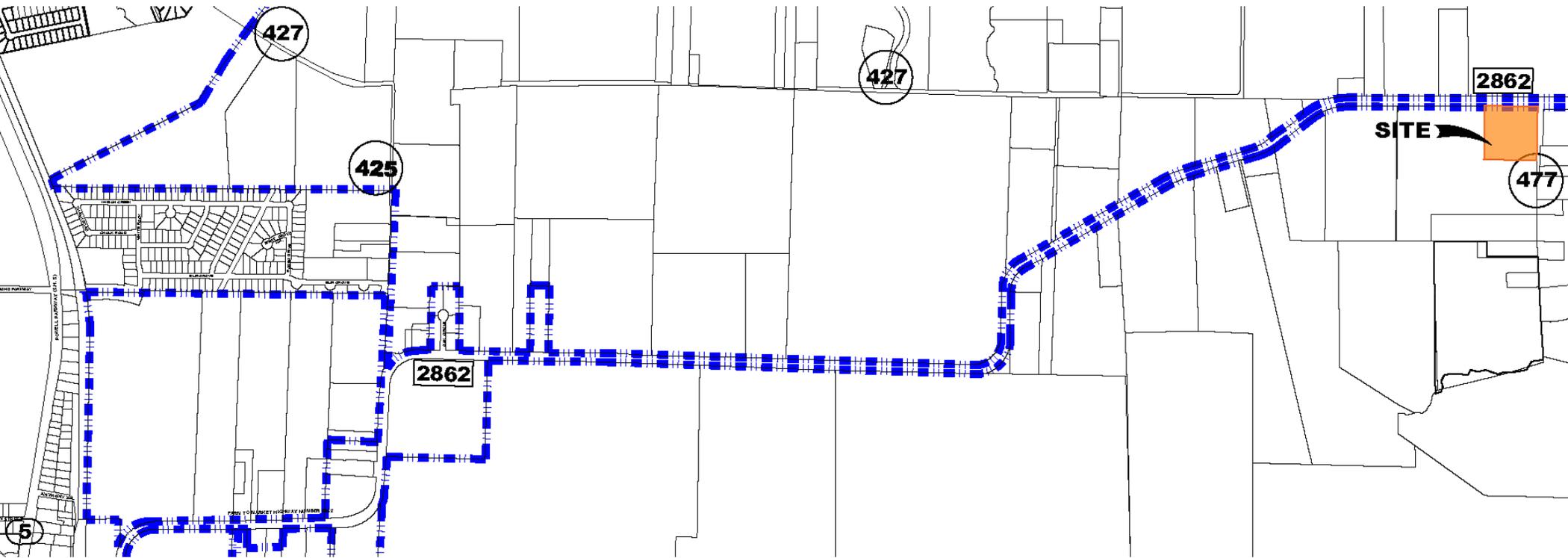
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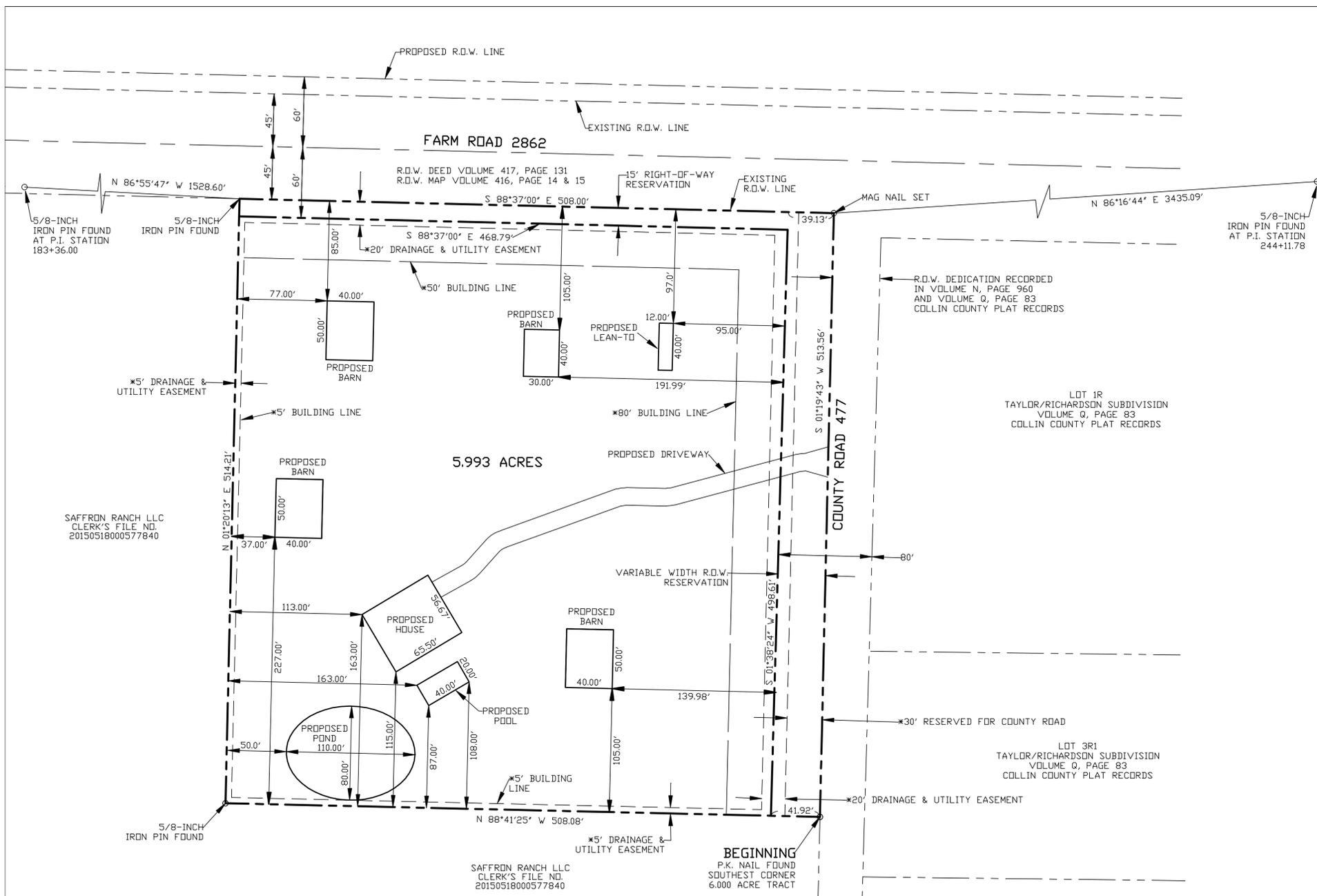
**STAFF RECOMMENDATION:**

Approval of the Calvert Addition Development Plat.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	12/13/2018	Exhibit
Development Plat	1/3/2019	Exhibit





**DESCRIPTION 5.993 ACRES**  
 SITUATED in Collin County, Texas, in the James Fisher survey, abstract no. 305, being a survey of the 6,000 acre tract described in a deed from Gary Tuller and Sheila Tuller to Lynn Calvert and Michael Calvert, recorded as clerk's file no. 2018062900080430 of the Collin County deed records, being described by metes and bounds as follows:  
 BEGINNING at a P.K. nail found at the southeast corner of said 6,000 acre tract and the east-northeast corner of the 27.840 acre tract recorded as clerk's file no. 20150158000577840; same being in County Road 477 (north-south paved road);  
 THENCE North 88°41'25" West, with the south line of said 6,000 acre tract and a north line of said 27.840 acre tract, 508.08 feet to a 5/8-inch iron pin found at the southwest corner of said 6,000 acre tract and the north inside corner of said 27.840 acre tract;  
 THENCE North 01°20'13" East, with the west line of said 6,000 acre tract and an east line of said 27.840 acre tract, 514.21 feet to a 5/8-inch iron pin found at the northwest corner of said 6,000 acre tract and the north-northeast corner of said 27.840 acre tract; same being in the south right-of-way line of Farm Road 2862;  
 THENCE South 88°37'00" East, with the south right-of-way line of said Farm Road 2862 and the north line of said 6,000 acre tract, 508.00 feet to a mag nail set at the northeast corner of said 6,000 acre tract and in said County Road 477;  
 THENCE South 01°19'43" West, with said County Road 477 and with the east line of said 6,000 acre tract, 513.56 feet to the PLACE OF BEGINNING and containing 5.993 acres.

The above described tract was surveyed on the ground and under my supervision.

Office work completed December 6, 2018  
 Office work revised December 21, 2018

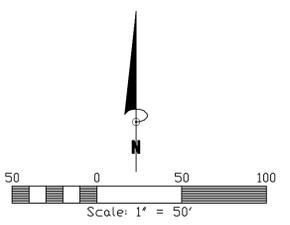
**Bruce Geer**  
 Registered Professional Land Surveyor, No. 4117  
 1101 W. University Drive (U.S. Highway 380)  
 McKinney, Texas 75069  
 972-562-3959  
 972-542-5751 fax

According to FEMA map no. 48085C0160J, dated 6-2-2009 the above described tract of land is not in the 100 year flood plain.

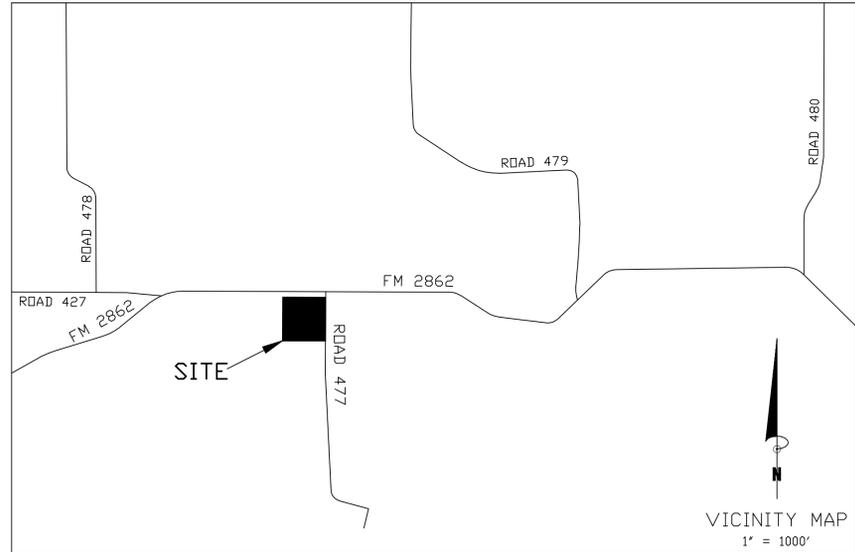
Bearing Base and controlling monuments:  
 Calculated line between 5/8-inch iron pin found at P.I. station 183+36.0 and 5/8-inch iron pin found at P.I. station 241+11.78 on Farm Road No. 2862 and seen on map recorded in volume 416, pages 14, 15 & 16.

SAFFRON RANCH LLC  
 CLERK'S FILE NO.  
 20150518000577840

SAFFRON RANCH LLC  
 CLERK'S FILE NO.  
 20150518000577840



FIRM: BRUCE GEER, SURVEYOR  
 FIRM REGISTRATION # 101507-00



OWNER: MICHAEL & LYNN CALVERT  
 615 MEADOW LANE  
 ALLEN, TEXAS 75002

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117  
 1101 W. UNIVERSITY DRIVE  
 MCKINNEY, TEXAS 75069  
 PHONE 972-562-3959  
 FAX 972-542-5751

DEVELOPMENT PLAT

## CALVERT ADDITION

CITY OF ANNA

5.993 ACRES OF LAND LOCATED IN THE  
 JAMES FISHER SURVEY, ABSTRACT NO. 305  
 COLLIN COUNTY, TEXAS



**Item No. 4.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

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

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**SUMMARY:**

The development plat for your review is located within Anna's extra territorial jurisdiction and is located on Taylor Blvd. The tract is in the R. A. Johnson Survey, Abstract No. 479 and contains 1.027 acres of land. The owner is proposing to put a home, garage/storage area and multiple parking spaces. The submittal meets the City of Anna development plat requirements.

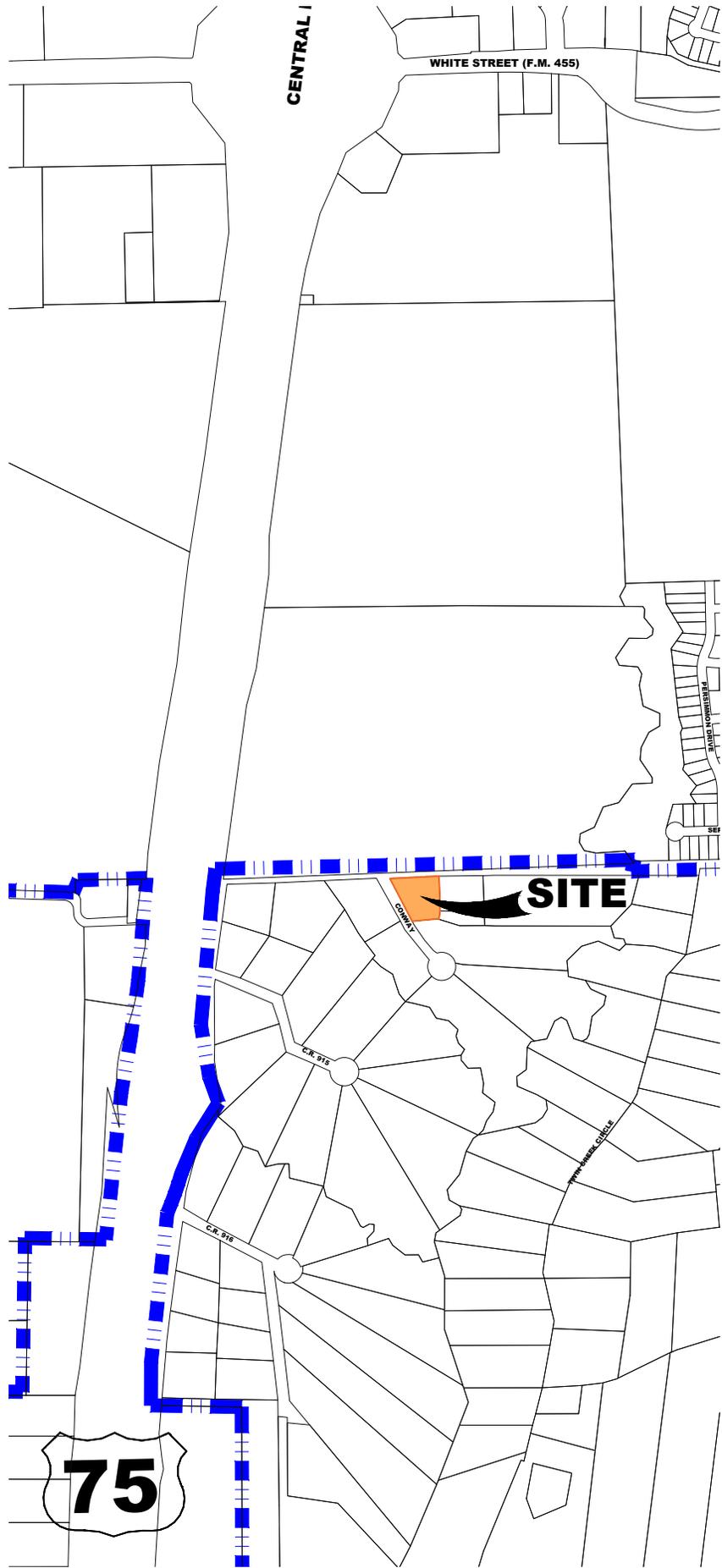
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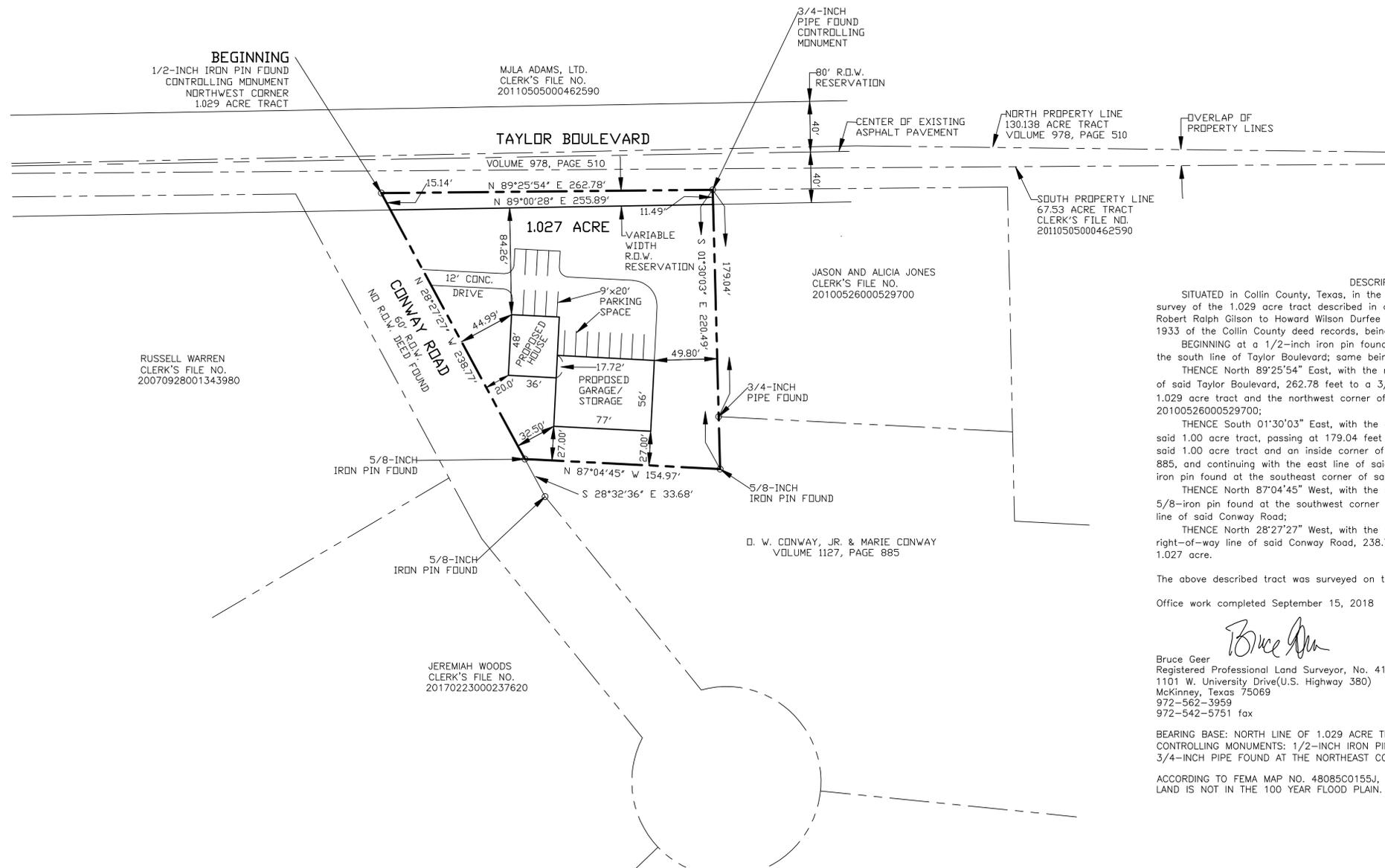
**STAFF RECOMMENDATION:**

Approval of the Durfee Addition Development Plat.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	12/13/2018	Exhibit
Development Plat	12/18/2018	Exhibit
Applicant Response about Parking	1/3/2019	Exhibit





DESCRIPTION 1.027 ACRE  
SITUATED in Collin County, Texas, in the R. A. Johnson survey, abstract no. 479, being a survey of the 1.029 acre tract described in a deed from Theresa Marie Boyd Gilson and husband, Robert Ralph Gilson to Howard Wilson Durfee and wife Diane Durfee, recorded in volume 5210, page 1933 of the Collin County deed records, being described by metes and bounds as follows:  
BEGINNING at a 1/2-inch iron pin found at the northwest corner of said 1.029 acre tract, in the south line of Taylor Boulevard; same being in the east right-of-way line of Conway Road;  
THENCE North 89°25'54" East, with the north line of said 1.029 acre tract and the south line of said Taylor Boulevard, 262.78 feet to a 3/4-inch pipe found at the northeast corner of said 1.029 acre tract and the northwest corner of the 1.00 acre tract recorded as clerk's file no. 20100526000529700;  
THENCE South 01°30'03" East, with the east line of said 1.029 acre tract and the west line of said 1.00 acre tract, passing at 179.04 feet a 3/4-inch pipe found at the southwest corner of said 1.00 acre tract and an inside corner of the 1.500 acre tract recorded in volume 1127, page 885, and continuing with the east line of said 1.029 acre tract, in all, 220.49 feet to a 5/8-inch iron pin found at the southeast corner of said 1.029 acre tract;  
THENCE North 87°04'45" West, with the south line of said 1.029 acre tract, 154.97 feet to a 5/8-inch iron pin found at the southwest corner of said 1.029 acre tract and in the east right-of-way line of said Conway Road;  
THENCE North 28°27'27" West, with the west line of said 1.029 acre tract and the east right-of-way line of said Conway Road, 238.77 feet to the PLACE OF BEGINNING and containing 1.027 acre.

The above described tract was surveyed on the ground and under my supervision.

Office work completed September 15, 2018

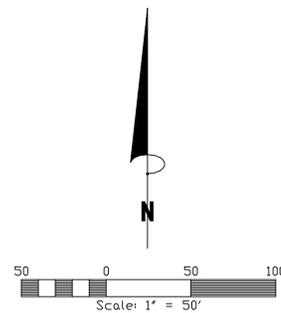
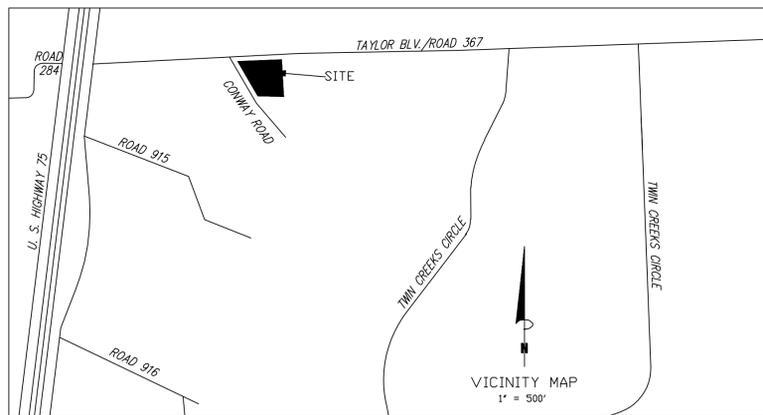
*Bruce Geer*

Bruce Geer  
Registered Professional Land Surveyor, No. 4117  
1101 W. University Drive (U.S. Highway 380)  
McKinney, Texas 75069  
972-562-3959  
972-542-5751 fax



BEARING BASE: NORTH LINE OF 1.029 ACRE TRACT RECORDED IN VOLUME 5210, PAGE 1933  
CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT NORTHWEST CORNER AND  
3/4-INCH PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1.029 ACRE TRACT.

ACCORDING TO FEMA MAP NO. 48085C0155J, DATED 6-2-2009, THE ABOVE DESCRIBED TRACT OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN.



OWNER: HOWARD & DIANE DURFEE  
P.O. BOX 787  
ANNA, TEXAS 75409

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117  
1101 W. UNIVERSITY DRIVE  
MCKINNEY, TEXAS 75069  
PHONE 972-562-3959  
FAX 972-542-5751

FIRM: BRUCE GEER, SURVEYOR  
FIRM REGISTRATION # 10150700

DEVELOPMENT PLAT

**DURFEE  
ADDITION**

CITY OF ANNA

1.027 ACRE OF LAND LOCATED IN THE  
R. A. JOHNSON SURVEY, ABSTRACT NO. 479  
COLLIN COUNTY, TEXAS

Howard W Durfee  
406 West 4<sup>th</sup> Street  
PO BOX 787  
Anna, Texas 75409

December 31, 2018

To: Maurice Schwanke

Fr: Howard and Diane Durfee

Re: Response to your question regarding Taylor Blvd

Maurice, as you remember when I brought you the first plat for our land on Taylor Blvd (a plat which contained only a house), you mentioned to me that I should modify the plat to show everything that we plan to build now or in the future. Hence we have produced a revised plat showing the house we plan to build now, plus the garage, storage area and circular driveway in front. Our plans are to build the house with a driveway immediately, and to later build the garage and storage, as finances permit.

We will live in this house as a personal residence. There will be at a minimum, a basic driveway from Conway Road to the front of our house, with the possibility of a circular driveway in front to accommodate our three vehicles. Under no circumstances will there be a parking lot on this property.

Best Regards,

*Howard Durfee* 12/31/18  
*Diane Durfee*

Howard and Diane Durfee



**Item No. 5.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding the Lakeview Estates Phase 3 Preliminary Plat.

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**SUMMARY:**

The Lakeview Estates Phase 3 preliminary plat contains 16.828 acres located in the Joseph Sluter Survey, Abstract No. 856. This tract is located North of Lakeview Estates subdivision off Ferguson Rd and South of Rattan Elementary. The preliminary plat is for 56 residential lots, an open space lot, and one commercial lot. The tract was recently rezoned for a new Planned Development for the area for residential use and another for the commercial use of a Daycare.

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**STAFF RECOMMENDATION:**

Approval of the Lakeview Estates Phase 3 Preliminary Plat.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	9/27/2018	Exhibit
Preliminary Plat	1/3/2019	Exhibit

**455**

WHITE STREET (F.M. 455)

WYATT EARP

BAMBOO DRIVE

WILLOW CREEK

PIN OAK TRAIL

BLACK OAK COURT

WHITE OAK ROAD

RED OAK TRAIL

CRESTWOOD DRIVE

WILLOW WAY

CHESTNUT STREET

ELM STREET

FERGUSON PARKWAY

WESTGATE COURT

BEN'S DRIVE

WESTFIELD DRIVE

HAZEL'S WAY

WESTWOOD COURT

**SITE**

BRIDGEPORT DR.

ROCKRIDGE TR.

CANDLEWOOD DR.

SHERWOOD DRIVE

SANDALWOOD LANE

CHERRY HILL DRIVE

BEAR CREEK DR.

RED PINE RD.

E PINE TRAIL

WOOD ROAD

OD DRIVE

D TRAIL

BLACK MAPLE DRIVE

D TRAIL

**LEGEND**

- 5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" SET FOUND MONUMENT
- POINT OF CURVATURE / POINT OF TANGENCY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. PG. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- S.Q. SQUARE FEET
- IR.F. STREET NAME CHANGE
- V.A.E. VISIBILITY AND ACCESS EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT

**DATA TABLE**

SITE	# OF SITES	AREA
RESIDENTIAL LOTS	56	10,222AC
DAY CARE LOT	1	2,029AC
COMMON AREA LOT	1	1,333AC
RIGHT-OF-WAY		3,244AC
<b>TOTAL</b>		<b>16,828AC</b>

**Line Table**

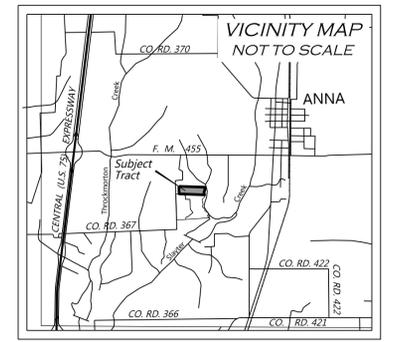
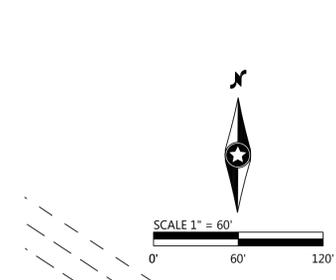
Line #	Length	Direction
L1	275.82	N01°39'56"W
L2	136.91	N01°27'42"W
L3	51.68	N02°45'20"E
L4	19.22	S13°16'50"W
L5	110.00	S17°48'30"W
L6	35.36	S47°04'58"W
L7	29.63	S28°17'08"E
L8	35.03	S55°47'13"W
L9	35.36	S43°04'45"E
L10	35.31	S47°00'06"W
L11	18.09	N40°40'20"W
L12	9.41	N00°28'45"E
L13	59.65	N88°04'58"W
L14	70.35	N88°04'36"W
L15	63.48	N01°35'08"W

**Line Table**

Line #	Length	Direction
L16	16.85	N02°04'58"E
L17	35.36	S47°04'58"W
L18	70.02	N86°27'57"W
L19	65.00	N88°04'45"W
L20	60.22	S87°09'30"W
L21	65.00	N88°04'45"W
L22	60.19	N83°18'50"W
L23	65.00	N88°04'45"W
L24	64.97	N88°04'45"W
L25	60.19	S87°09'29"W
L26	65.21	N83°19'52"W
L27	56.83	S89°32'36"W
L28	58.20	N88°07'14"W
L29	35.36	N42°55'02"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	66.66	200.00	019°05'50"	S 78°22'07" E	66.35
C2	78.40	50.00	089°50'17"	S 47°00'06" W	70.61
C3	78.68	50.00	090°09'43"	N 42°59'54" W	70.81
C4	96.15	200.00	027°32'40"	N 15°51'19" E	95.23
C5	101.75	200.00	029°08'54"	S 15°03'12" W	100.65
C6	39.20	25.00	089°50'17"	N 47°00'06" E	35.31
C7	39.34	25.00	090°09'43"	S 42°59'54" E	35.41
C8	254.46	2000.00	007°17'24"	N 87°55'02" W	254.29
C9	190.85	3000.00	003°38'42"	S 86°05'41" E	190.82
C10	190.85	3000.00	003°38'42"	S 89°44'23" E	190.82
C11	12.80	200.00	003°40'05"	N 0°14'55" E	12.80
C12	78.54	50.00	090°00'00"	N 47°04'58" E	70.71
C13	39.27	25.00	090°00'00"	S 47°04'58" W	35.36



- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  - ALL PERIMETER PLAT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS". BLOCK CORNERS ARE MARKED WITH A "2" ALUMINUM CAP STAMPED "BLOCK #, TR MAR PH2, WESTWOOD PS." (# REPRESENTS APPLICABLE BLOCK).
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
  - APPROXIMATE LOCATION OF FLOOD ZONE LABELED "ZONE A" 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD RATE MAP 48085C0155 J EFFECTIVE JUNE 2, 2009
  - ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS.

**OWNER**  
 ANNA REALTY LLC, &  
 P&R ANNA REALTY LLC  
 2328 HARRISBURG LANE  
 PLANO, TEXAS 75025

**DEVELOPER**  
 DOUGLAS PROPERTIES  
 2309 K AVENUE SUITE 100  
 PLANO, TEXAS 75074

**ENGINEER/SURVEYOR**  
**Westwood**  
 Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 TSPS Firm Reg. No. 11756  
 TBPLS Firm Reg. No. 10074301  
 westwoodps.com

**PRELIMINARY PLAT**  
 OF  
**LAKEVIEW ESTATES, PHASE 3**  
 LOTS 9-16, BLOCK B, LOTS 17-32, BLOCK C;  
 LOTS 1X, 38-44, BLOCK G; LOTS 1-26, BLOCK I;  
 & 1 DAYCARE LOT  
 16,828 ACRES  
 JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856  
 IN THE  
 CITY OF ANNA, COLLIN COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF COLLIN )(

WHEREAS, P & R Anna Realty, LLC and Anna Realty, LLC, are the sole owners of a 16.828 acre tract of land situated in Collin County, Texas, being a part of the Joseph Schluter Survey, Abstract No. 856 and being all of the 9.736 acre tract of land conveyed to P & R Anna Realty, LLC by deed of record in Instrument No. 20170120000085920 of the Official Public Records of Collin County, Texas and all of the 7.076 acre tract of land conveyed to Anna Realty, LLC by deed of record in Instrument No. 20160801000991780 of the said Official Public Records; said 16.828 acre tract being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found for corner in the east right-of-way line of South Ferguson Parkway (a 120' right-of-way); said point also being the southwest corner of said 9.736 acre tract, said point also being the northwest corner of Lot 8, Block B, Lakeview Estates Phase 1, an addition to the City of Anna according to the plat recorded in Volume 2016, Page 440, Plat Records of Collin County, Texas;

THENCE, in a northerly direction, with the said east line of South Ferguson Parkway, the west line of said 9.736 acre tract and the west line of said 7.076 acre tract, the following calls:

North 01 degree, 39 minutes, 56 seconds West, a distance of 275.82 feet to a 1/2-inch iron rod found at an angle point; said point also being the northwest corner of said 9.736 acre tract and the southwest corner of said 7.076 acre tract;

North 01 degree, 27 minutes, 42 seconds West, a distance of 136.91 feet to a 5/8-inch iron rod with "WESTWOOD P5" cap set at an angle point;

North 02 degrees, 45 minutes, 20 seconds East, a distance of 51.68 feet to a "+ " cut in concrete found for corner; said point also being the northwest corner of said 7.076 acre tract and the southwest corner of Lot 1, Block 1, Anna Elementary School #2 Addition, an addition to the City of Anna, Texas according to the plat recorded in Volume 2006, Page 364 of the Plat Records of Collin County, Texas;

THENCE, South 88 degrees, 04 minutes, 45 seconds East, departing the said east line of South Ferguson Parkway and with the common line between said 7.076 acre tract and said Lot 1, Block 1, at a distance of 1528.60 feet passing a 1/2 inch iron rod found, continuing in all a total distance of 1,619.66 feet to a point for corner in the west line of a 12.988 acre tract of land conveyed to William R. and Andrea M. Henry by deed of record in Instrument No. 201000528000541220 of said Official Public Records and in the approximate centerline of a creek; said point also being the northeast corner of said 7.076 acre tract;

THENCE, departing the said common line between a 7.076 acre tract and Lot 1, Block 1 and along the said west line of a 12.988 acre tract and said centerline of a creek, the following calls:

South 11 degrees, 35 minutes, 13 seconds West, a distance of 199.56 feet to an angle point; said point also being the southeast corner of said 7.076 acre tract and the northeast corner of said 9.736 acre tract;

South 13 degrees, 16 minutes, 50 seconds West, a distance of 19.22 feet to an angle point;

South 17 degrees, 48 minutes, 30 seconds West, a distance of 110.00 feet to an angle point;

South 12 degrees, 12 minutes, 17 seconds East, a distance of 151.25 feet to a point for corner; said point also being the northeast corner of a 9.633 acre tract of land conveyed to the City of Anna by deed of record in Instrument No. 20160627000809900 of said Official Public Records;

THENCE, North 87 degrees, 55 minutes, 02 seconds West with the north line of said 9.633 acre tract of land, at a distance of 144.90 feet passing the northwest corner of said 9.633 acre tract and continuing with the north line of a 50.6597 acre tract of land conveyed to Bloomfield Homes LP by deed of record in Instrument No. 20121002001246520 of said Official Public Records, at a distance of 1,124.89 feet passing the northeast corner of Lot 4, Block C of said Lakeview Estates Phase 1 Addition, continuing with the north line of said Lakeview Estates Phase 1 Addition, a total distance of 1,564.60 feet to the POINT OF BEGINNING containing 733,011 square feet or 16.828 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS )(
COUNTY OF COLLIN )(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ANNA REALTY LLC, AND P & R ANNA REALTY LLC, THROUGH THEIR DULY AUTHORIZED OFFICER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LAKEVIEW ESTATES, PHASE 3, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS, OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY COMPANY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

BY: ANNA REALTY LLC

BY: P & R ANNA REALTY LLC

BY: \_\_\_\_\_
NAME

BY: \_\_\_\_\_
NAME

\_\_\_\_\_
TITLE

\_\_\_\_\_
TITLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

STATE OF TEXAS )(
COUNTY OF COLLIN )(

THIS IS TO CERTIFY THAT I, JASON B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

THIS \_\_\_, DAY OF \_\_\_\_\_, 2019.

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2019.

BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS

MAYOR

CITY SECRETARY

OWNER
ANNA REALTY LLC, &
P&R ANNA REALTY LLC
2328 HARRISBURG LANE
PLANO, TEXAS 75025
DEVELOPER
DOUGLAS PROPERTIES
2309 K AVENUE SUITE 100
PLANO, TEXAS 75074

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
TollFree (888) 937-5150 Plano, TX 75093
westwoodsps.com

Westwood Professional Services, Inc.
TBPB Firm Reg. No. 11756
TBPBLS Firm Reg. No. 10074301

PRELIMINARY PLAT
OF
LAKEVIEW ESTATES, PHASE 3

LOTS 9-16, BLOCK B, LOTS 17-32, BLOCK C;
LOTS 1X, 38-44, BLOCK G; LOTS 1-26, BLOCK I;
56 RESIDENTIAL LOTS, 1 COMMON AREA LOT
& 1 DAYCARE LOT

16.828 ACRES

JOSEPH SCHLUTER SURVEY, ABSTRACT No. 856

IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

THIS PLAT FILED IN DOCUMENT No. \_\_\_\_\_ O.P.R.C.C.T.

16.828 ACRES JANUARY 03, 2019 Job No. 006408.01 LAKEVIEW ESTATES, PHASE 3



**Item No. 6.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

---

**AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding a site and landscape plan for Creekside Office Building Phase 1 located on White Street and Victoria Falls as Block D, Lot 20-R-2A of the Falls Ph 1A Replat.

---

**SUMMARY:**

Mcright-Smith Construction, representative for the owner of the property, has submitted a site and landscape plan for Creekside Office Building Phase 1 located on the Northwest corner of White Street and Victoria Falls. Also known as Lot 20-R-2A, Block D, on The Falls Ph 1A Replat. The site contains approximately 1.16 acres of land that are zoned PD for commercial uses. Planned for the site is the Creekside Office Building. The second phase of this project will be built to the North of this building at a later date.

---

**STAFF RECOMMENDATION:**

Approval of the Creekside Office Building Phase 1 site and landscape plan.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	10/16/2018	Exhibit
Site Plan	12/21/2018	Exhibit
Landscape Plan	12/18/2018	Exhibit
Letter for Document Commitments	12/18/2018	Exhibit

**CENTRAL EXPRESS WAY (U.S. 75)**

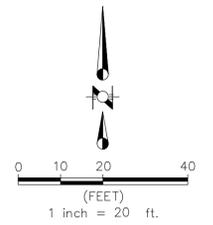
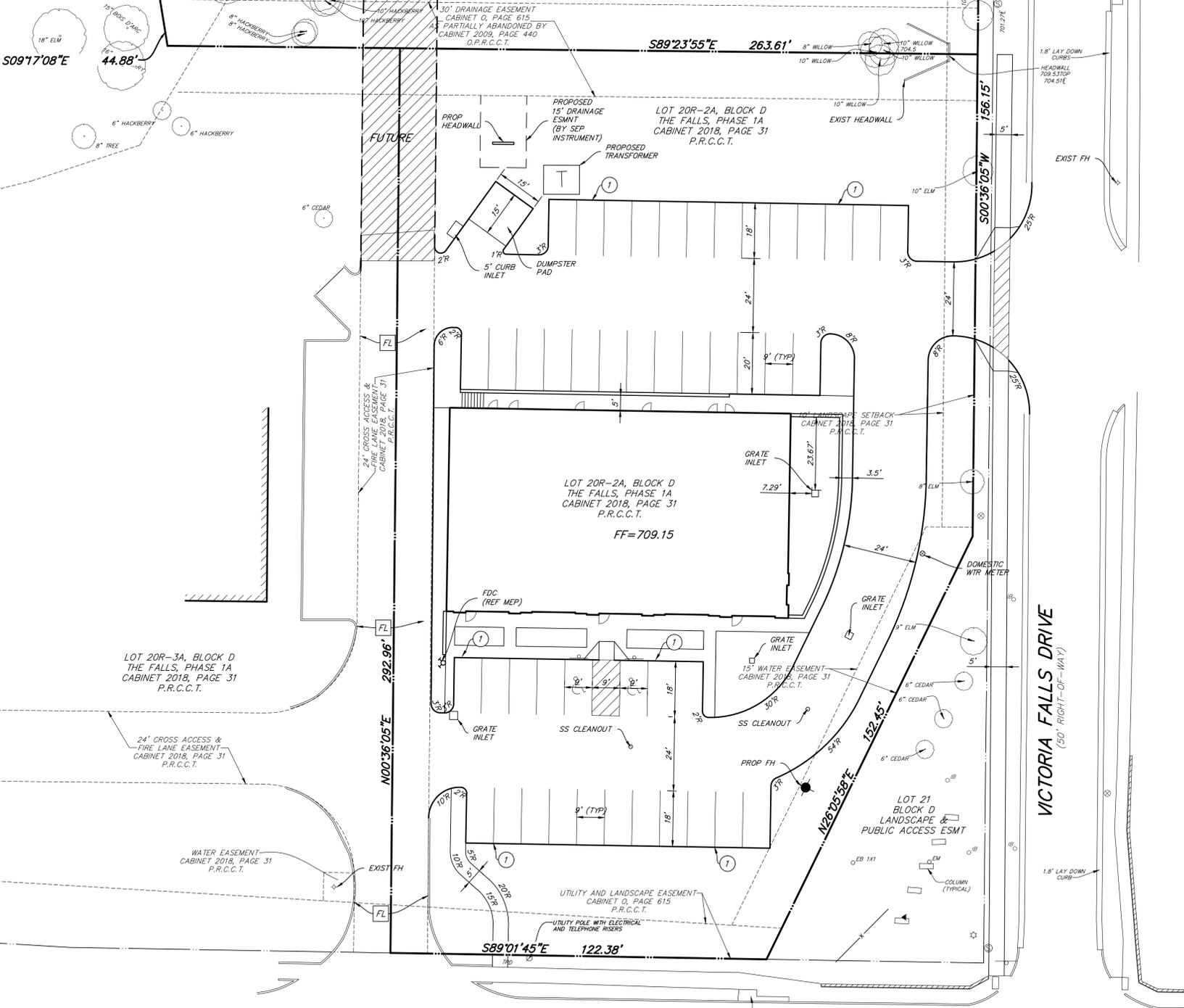
**WHITE STREET (F.M. 455)**

**SITE**

**455**



LOT 20R-3A, BLOCK D  
THE FALLS, PHASE 1A  
CABINET 2018, PAGE 31  
P.R.C.C.T.



**LEGEND**

-  FUTURE PHASE
-  PROPOSED CURB
-  EXIST FIRELANE
-  2' OVERHANG

LOT 20R-3A, BLOCK D  
THE FALLS, PHASE 1A  
CABINET 2018, PAGE 31  
P.R.C.C.T.

24' CROSS ACCESS &  
FIRE LANE EASEMENT  
CABINET 2018, PAGE 31  
P.R.C.C.T.

WATER EASEMENT  
CABINET 2018, PAGE 31  
P.R.C.C.T.

**F.M. HIGHWAY NO. 455**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**VICTORIA FALLS DRIVE**  
(30' RIGHT-OF-WAY)

SHEET NO.

**C0.01**

**SITE PLAN**

**CREEKSIDE OFFICES**

**RAYMOND L. GOODSON JR., INC.**

**MCRIGHT-SMITH CONSTRUCTION**

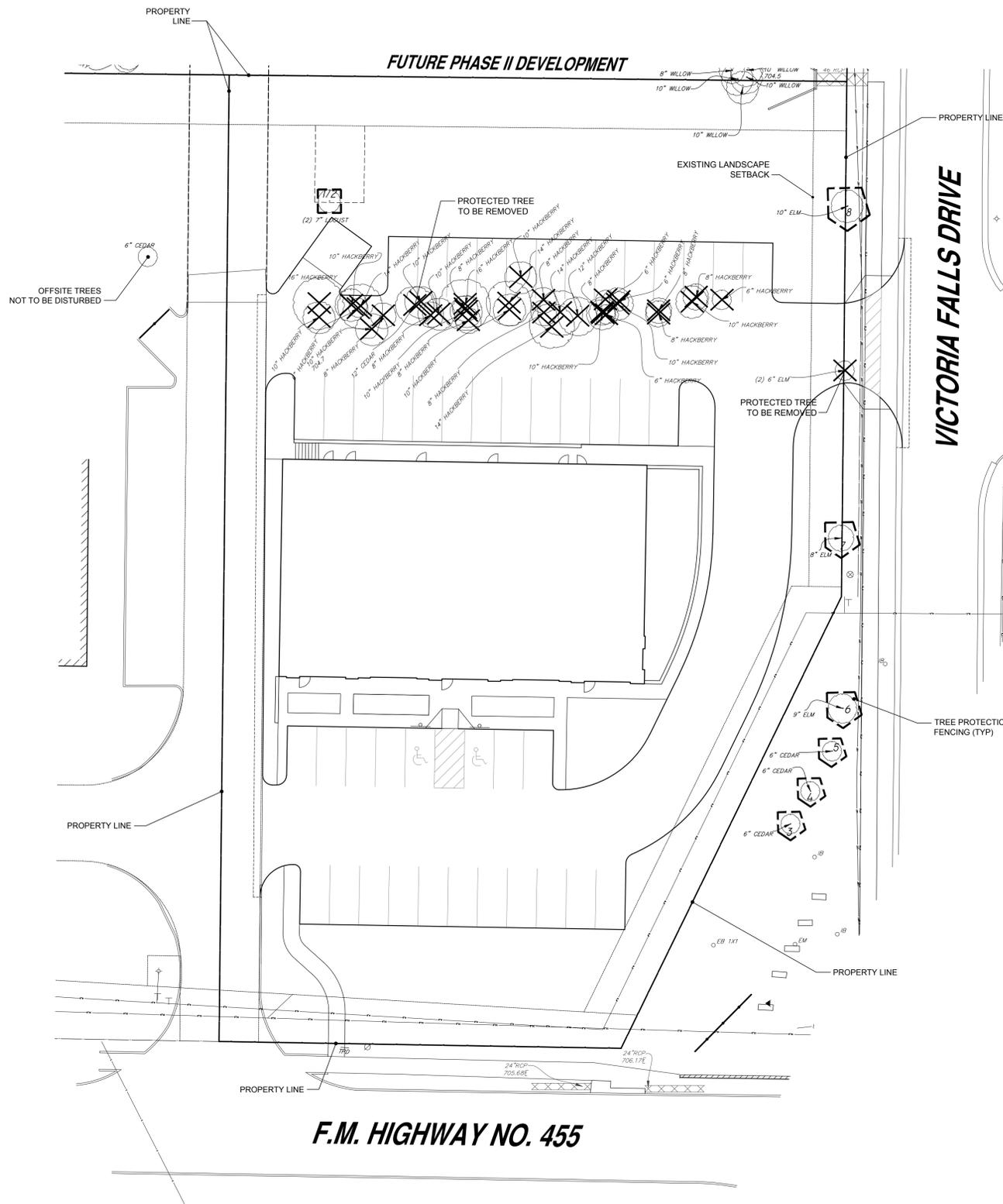
**CITY OF ANNA, TEXAS**

DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/21/18	1"=20'	1813.009	<b>1813</b>	<b>009</b>

MCRIGHT-SMITH CONSTRUCTION, LLC (MCRIGHT-SMITH) IS THE DESIGN BUILDER AND GENERAL CONTRACTOR FOR THIS PROJECT. DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE CIVIL ENGINEER (RLG) ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT BY MCRIGHT-SMITH. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. MCRIGHT-SMITH SHALL BE DEEMED THE OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY ANY OTHER ENTITIES, WITHOUT THE PRIOR WRITTEN AGREEMENT OF MCRIGHT-SMITH.

JOB NO. 1813.009 SUBMITTAL: PERMIT SET

FILE LOCATION: P:\CADD\2018\1813.009 Anna MBI\DWG\SITE PLAN.dwg PLOT DATE/TIME: 12/21/2018 2:07:15 PM BY: Wen, Joyce



LEGEND	
	EXISTING TREE TO BE PRESERVED PER TREE PROTECTION DETAIL AND CITY STDS.
	EXISTING TREE TO BE REMOVED REF. TREE LEGEND
	TREE PROTECTION FENCE
	EXISTING CONTOUR (PER CIVIL)
	PROPOSED CONTOUR

PROTECTED TREES REMOVED		
SIZE	TREE TYPE	MITIGATION
6"	ELM	1 TREE
12"	CEDAR	3 TREES

NOTE:  
REPLACEMENT FOR THE 6" ELM TREE WILL BE LOCATED ON FUTURE PHASE II PROPERTY TO THE NORTH. SEE SHEET LP0.04 FOR EXACT LOCATION.

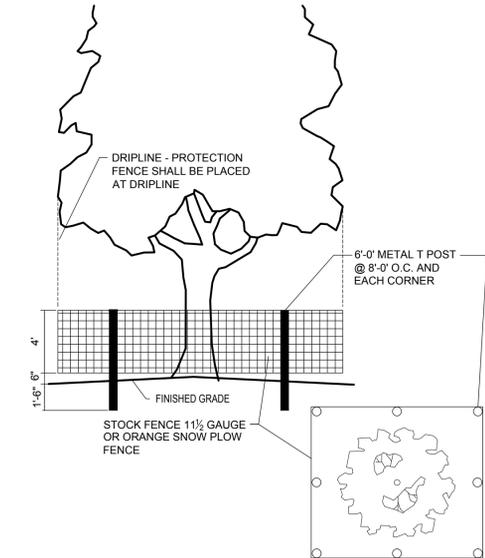
GENERAL NOTES FOR TREE PROTECTION/PRESERVATION:

- ALL TREES SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. THE FENCE SHALL BE LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES OR DRIPLINE. THE FENCE WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING.
  - SOIL COMPACTION IN THE CRITICAL ROOT ZONE RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
  - CRITICAL ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES GREATER THAN TWO INCHES (2") CUT OR FILL OR BORING WHICH WAS NOT AUTHORIZED BY THE CITY.
  - WOUNDS TO THE TRUNK, LIMBS OR EXPOSED ROOTS BY MECHANICAL EQUIPMENT.
  - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUNK CLEANING, AND FIRES.
- IN CASES OF AREA CONSTRAINTS WHERE THE PROTECTIVE FENCE IS CLOSER TO THE TRUNK THAN FOUR FEET (4'), THE TRUNK MUST BE PROTECTED WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8') OR TO THE LIMITS OF THE LOWER BRANCHING.
- ALL GRADING WITHIN CRITICAL ROOT ZONES OF SPECIMEN TREES SHALL BE PERFORMED BY HAND OR SMALL EQUIPMENT TO MINIMIZE DAMAGE. PRIOR TO GRADING, RELOCATE THE PROTECTIVE FENCING TO TWO FEET (2') BEHIND THE GRADE CHANGE AREA.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT AND DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- TRENCHING FOR LANDSCAPE IRRIGATION SHALL BE LOCATED AS FAR FROM THE EXISTING TRUNKS AS POSSIBLE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

ISSUES:	
	ISSUE FOR PERMIT
REVISIONS:	

**CLIENT:**  
MCRIGHT-SMITH  
TWO LEGACY TOWN CENTER  
6900 NORTH DALLAS PARKWAY  
SUITE 770.  
PLANO, TEXAS 75024

FIGURE 1 - PRIMARY TREE PROTECTION



NOTE:  
A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE, SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED

ANNA M.O.B.  
PHASE I (SITE A)  
ANNA, TEXAS

**mgb**  
landscape architects  
MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878



ISSUE FOR PERMIT

ANNA M.O.B. (PHASE I)

ANNA, TEXAS

JOB NUMBER: MCR-1801

TREE PROTECTION - REMOVAL PLAN

LP0.01

LANDSCAPE ARCHITECT  
MEEKS DESIGN GROUP  
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BRANDON BOOHER

ENGINEER  
RLG CONSULTING ENGINEERS  
12001 N. CENTRAL EXPRESSWAY,  
SUITE 300  
DALLAS, TEXAS 75243  
(214) 739-8100  
STEPHEN D. SCHWIND, P.E.

1 TREE PROTECTION/REMOVAL PLAN

SCALE: 1"=20'-0"

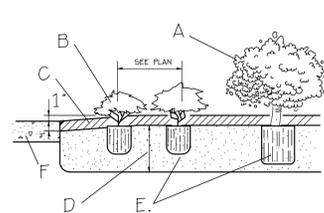
0 20 40  
GRAPHIC SCALE IN FEET

**LANDSCAPE PLAN NOTES:**

- All turf areas are to be hydromulched with common bermuda grass or solid sod. Hydromulch may not be applied during Stage 3 drought conditions.
- Annual color plantings are to be determined at the time of planting.
- All lawn and landscape areas are to be separated by Ryerson Steel Edging or a trench edge.
- All trees and planting beds are to be laid out in the field by the landscape contractor for review by the owner's representative prior to excavation or preparation of planting areas. Contractor assumes full responsibility for failure to obtain owner's review of the layout including modifications required.
- Landscape contractor is responsible for location all underground utilities and structures wether or not shown on the plans. And shall be responsible for damage to said utilities or structures caused by his forces. Ref. Civil plans for proposed utility line locations.
- Planting area preparation to include minimum 1.5" to 3" approved organic matter (Back to earth or living earth) tilled into the top 8" of planting area soil unless otherwise specified. Remove all rocks, clods and debris. Leave planting areas smooth and assure positive drainage away from building as shown.

**NOTE:**

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.



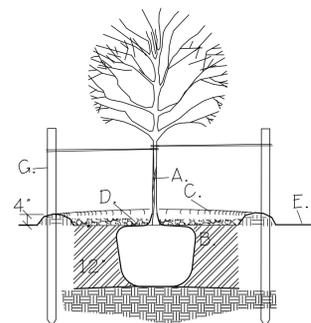
PLANTING BED DETAIL / COLOR BEDS  
NOT TO SCALE

**GENERAL NOTES:**

- ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS, SOIL MIXTURE, REF. SPECS.
- TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
- SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.
- PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A MIN. OF 12".

**CONSTRUCTION NOTES:**

- SHRUB - PER PLAN REMOVE ALL LABELS
- GROUND COVER - PER PLAN
- 2" MN. BARK MULCH AS SPEC. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- PLANTING MIX AS SPECIFIED
- REMOVE CONTAINER PRUNE ANY CIRCLING ROOT



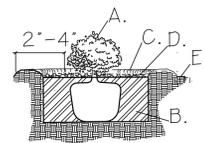
ISOLATED TREE PLANTING  
NOT TO SCALE

**GENERAL NOTES:**

- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
- ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

**CONSTRUCTION NOTES:**

- TREE
- LOOSEN NATIVE BACKFILL
- WATER RETENTION BASIN
- 2" DEPTH OF BARK MULCH
- FINISH GRADE
- 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE
- 6"-0" METAL TEE POSTS, INSTALL 24" BELOW GRADE. MULTI TRUNKS 2 STAKES, SINGLE TRUNK 3 STAKES. ALIGN IN MEDIANS PARALLEL TO CURB, INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.



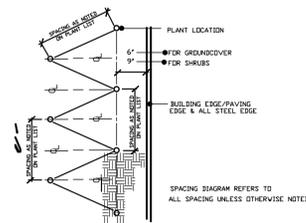
ISOLATED SHRUB PLANTING  
NOT TO SCALE

**GENERAL NOTES:**

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING FIT.

**CONSTRUCTION NOTES:**

- SHRUB
- PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- WATER RETENTION BASIN
- 2" DEPTH OF BARK MULCH
- FINISH GRADE



PLANT SPACING DIAGRAM  
NOT TO SCALE

**GENERAL MAINTENANCE:**

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS AFTER NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND THE TIME PERIOD UP TO AN ADDITIONAL (90) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

**TOTAL SITE AREA**

50,661.80 S.F. = 1.16 ACRES

**TOTAL SITE LANDSCAPE**

REQUIRED: 10% OF TOTAL SITE = 5,066 S.F.  
PROVIDED: 24% (21,556.2 SF)

**STREET YARD LANDSCAPING**

REQUIRED: 15% SHALL BE PERMANENT LANDSCAPE AREA  
STREET YARD (VICTORIA FALLS DRIVE) = STREETYARD IS 100% LANDSCAPE MINUS DRIVEWAY ENTRIES.  
STREET YARD (F.M. HWY 455) = STREET YARD IS 100% LANDSCAPE MINUS DRIVEWAY ENTRIES.  
PROVIDED (VICTORIA FALLS DRIVE): 100% (3,004 S.F.)  
PROVIDED (F.M. HWY 455): 100% (1,393 S.F.)

**PERIMETER TREES**

REQUIRED: SINGLE ROW OF TREES SPACED 40' ON CENTER  
EAST (VICTORIA FALLS DRIVE): 256.33 LF/40 = 7 TREES  
SOUTH (F.M. HWY 455): 122 LF/40 = 3 TREES  
PROVIDED (VICTORIA FALLS DRIVE): 6 EXISTING TREES / 3 NEW TREES  
PROVIDED (F.M. HWY 455): 3 TREES

**PARKING LOT TREES**

REQUIRED: 1 TREE PER 10 PARKING SPACES & A LANDSCAPE AREA WITH AT LEAST 1 TREE WITHIN 65' OF EVERY PARKING SPACE.  
(45 PARKING SPACES / 10 = 5 TREES)

PROVIDED: 5 (3" CAL) TREES

**MITIGATION SUMMARY**

18 TOTAL INCHES OF PROTECTED TREES TO BE REMOVED.  
(1) 6" CAL. CEDAR ELM TREE BEING PLANTED ON PHASE II PROPERTY TO THE NORTH.  
(3) 3" CAL. REPLACEMENT TREES REQUIRED  
REF. SHEET LP0.03 AND LP0.04 FOR REPLACEMENTS.

**NOTE:**

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE ARCHITECT  
MEEKS DESIGN GROUP  
1755 N. COLLINS BLVD.,  
SUITE 300  
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BRANDON BOOHER

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12001 N. CENTRAL EXPRESSWAY,  
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DALLAS, TX 75243  
(214) 739-8100  
STEPHEN D. SCHWIND, P.E.



**ISSUES:**

①	11-20-18	ISSUE FOR PERMIT
○		
○		
○		

**REVISIONS:**

△		
△		
△		
△		

**CLIENT:**  
MCRIGHT-SMITH  
TWO LEGACY TOWN CENTER  
6800 NORTH DALLAS PARKWAY  
SUITE 770  
PLANO, TEXAS 75024

ANNA M.O.B.  
PHASE I (SITE A)  
ANNA, TEXAS

**mgb**  
landscape architects  
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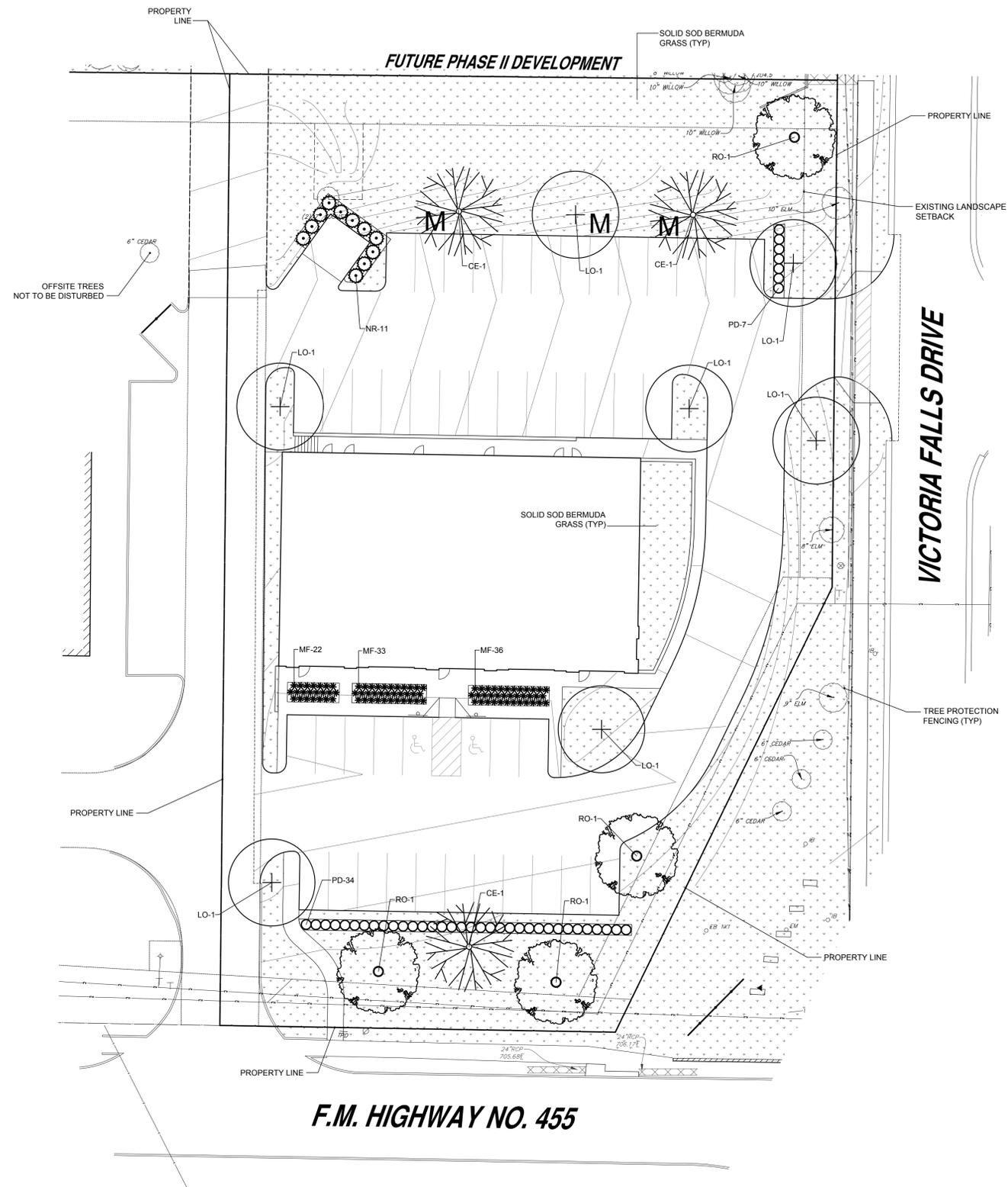


**ISSUE FOR PERMIT**

ANNA M.O.B. (PHASE I)

ANNA, TEXAS  
JOB NUMBER: MCR-1801

**CITY SUBMITTAL - LANDSCAPE PLAN**



LEGEND			
SYM.	TREE TYPE	SIZE	QTY.
	SHUMARD RED OAK	3" CAL.	4
	LIVE OAK	3" CAL.	7
	CEDAR ELM	3" CAL.	3
M	MITIGATION TREE	3" CAL.	3
	NELLIE R. STEVENS	5 GAL.	11
	LOROPETALUM	5 GAL.	41
*	MEXICAN FEATHER GRASS		91

**ISSUES:**

11-20-18	ISSUE FOR PERMIT

**REVISIONS:**


**CLIENT:**  
 MCRIGHT-SMITH  
 TWO LEGACY TOWN CENTER  
 6900 NORTH DALLAS PARKWAY  
 SUITE 770  
 PLANO, TEXAS 75024

**ANNA M.O.B.  
 PHASE I (SITE A)  
 ANNA, TEXAS**

**mgb**  
 landscape architects  
 MEEKS DESIGN GROUP, INC.  
 1755 N. COLLINS BLVD., SUITE 300  
 RICHARDSON, TX 75080  
 PH (972) 690-7474  
 F (972) 690-7878



**ISSUE FOR PERMIT**

ANNA M.O.B. (PHASE I)

ANNA, TEXAS

JOB NUMBER: MCR-1801

**LANDSCAPE PLAN**

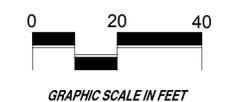
**LP0.03**

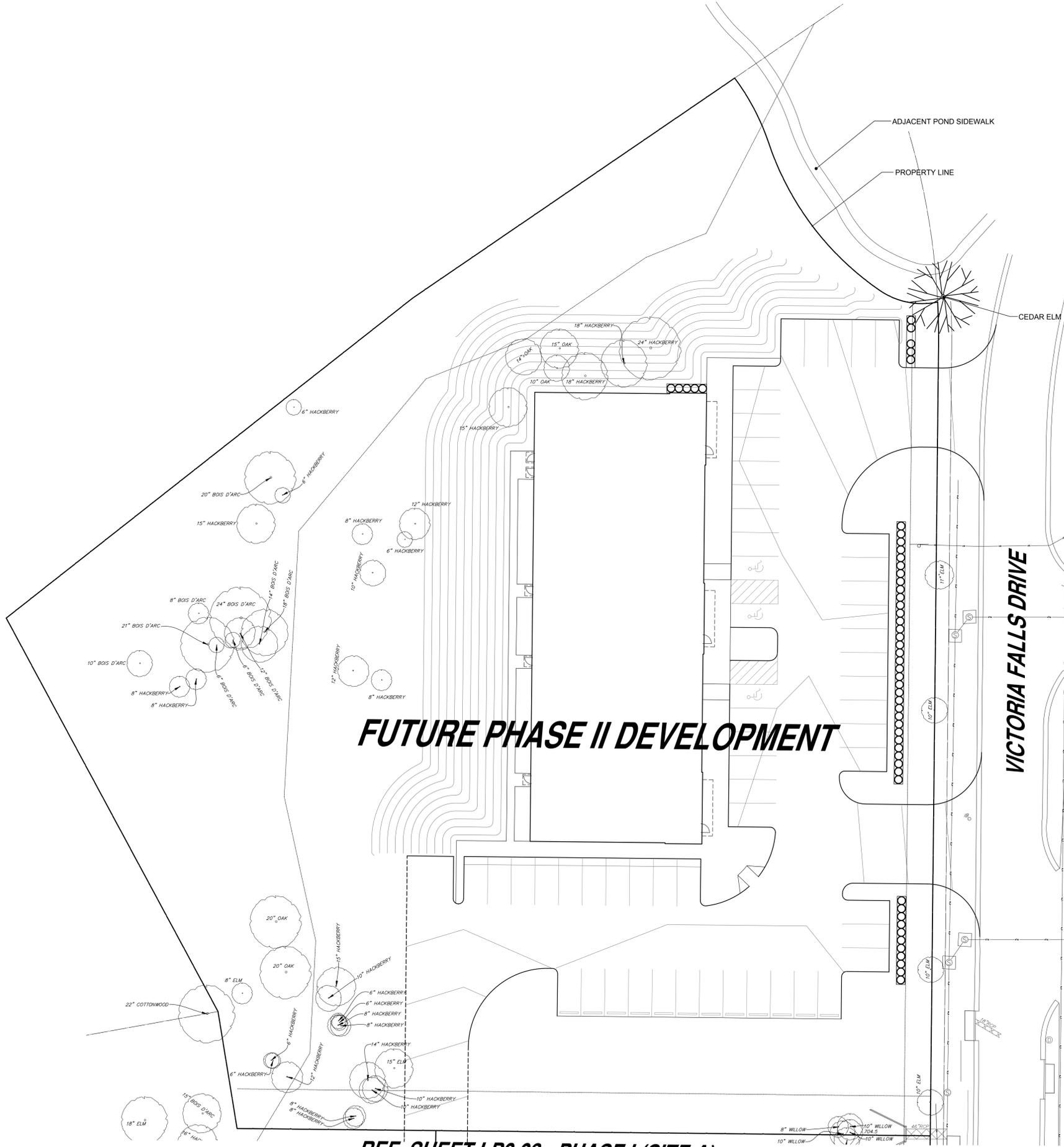
LANDSCAPE ARCHITECT  
 MEEKS DESIGN GROUP  
 1755 N. COLLINS BLVD.,  
 SUITE 300  
 RICHARDSON, TEXAS 75080  
 (972) 690-7474  
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ENGINEER  
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 12001 N. CENTRAL EXPRESSWAY,  
 SUITE 300  
 DALLAS, TEXAS 75243  
 (214) 739-8100  
 STEPHEN D. SCHWIND, P.E.

**1 LANDSCAPE PLAN**

SCALE: 1"=20'-0"





LEGEND			
SYM.	TREE TYPE	SIZE	QTY.
	CEDAR ELM	6" CAL.	1

**ISSUES:**

11-20-18	ISSUE FOR PERMIT

**REVISIONS:**


**CLIENT:**  
 MCRIGHT-SMITH  
 TWO LEGACY TOWN CENTER  
 6900 NORTH DALLAS PARKWAY  
 SUITE 770  
 PLANO, TEXAS 75024

**ANNA M.O.B.  
 PHASE II (SITE B)**  
 ANNA, TEXAS

**mgb**  
 landscape architects  
 MEEKS DESIGN GROUP, INC.  
 1755 N. COLLINS BLVD., SUITE 300  
 RICHARDSON, TX 75080  
 PH (972) 690-7474  
 F (972) 690-7878



**ISSUE FOR PERMIT**

ANNA M.O.B.  
 ANNA, TEXAS  
 JOB NUMBER: MCR-1801

**LANDSCAPE PLAN**

**LP0.04**

**FUTURE PHASE II DEVELOPMENT**

**VICTORIA FALLS DRIVE**

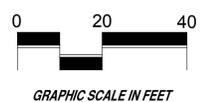
**REF. SHEET LP0.03 - PHASE I (SITE A)**

LANDSCAPE ARCHITECT  
 MEEKS DESIGN GROUP  
 1755 N. COLLINS BLVD.,  
 SUITE 300  
 RICHARDSON, TEXAS 75080  
 (972) 690-7474  
 BRANDON BOOHER

ENGINEER  
 RLG CONSULTING ENGINEERS  
 12001 N. CENTRAL EXPRESSWAY,  
 SUITE 300  
 DALLAS, TEXAS 75243  
 (214) 739-8100  
 STEPHEN D. SCHWIND, P.E.

**1 LANDSCAPE PLAN**

SCALE: 1"=20'-0"



December 17, 2018

City Planning and Engineering Departments for the City of Anna  
3223 North Powell Parkway  
Anna, Texas 75409

RE: Creekside Offices Phase 1  
Site Plan and Development Permit Approval  
Required Easement and Document Commitment

To whom it may concern:

As part of the site plan and engineering review process, it has been requested that a few easements and other necessary documents be provided as part of the development permit process. ORL 1, LLC, through its Construction Manager and designated representative, McRight-Smith Construction, as agreed to furnish these documents.

The underlying work for these easements and documents is presently underway, with a goal of submitting them in advance of the upcoming P&Z and Council meetings; however, in the event that these are delayed, we wanted to provide a commitment letter to serve as confirmation of our intent to provide these documents. The list of documents is as follows:

1. Letter from Creekside HOA providing written approval of the removal of one of their elm trees located in line with the proposed drive approach. We will be planting two new 6" elm trees on their property to the North of our site to compensate.
2. Hold Harmless Agreement between ORL 1, LLC and the City of Anna for permission to pave over a small portion of the existing 15' water easement
3. Mutual Access Easement between ORL 1, LLC and the Creekside HOA, providing access for the drive approach on the East side of the property
4. 15' Drainage Easement for the outfall of our drainage system to the existing 30' Drainage Easement

It is our request that in lieu of these documents being filed, our site plan and civil permit is approved with a contingency for the receipt of these documents. Should you have any questions or concerns, please do not hesitate to reach out to Chris Montasser with McRight-Smith Construction at 972.608.8988.

Best regards,  
ORL 1, LLC



Dr. Chad McDuffie  
Managing Member



**Item No. 7.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding a site and landscape plan for Freedom Flex Car Wash located near the northwest corner of White St and Ferguson Pkwy, to the west of 7-Eleven (1510 W White St).

---

**SUMMARY:**

Christian Centeno has submitted a site and landscape for Freedom Flex Car Wash located to the West of the current 7-Eleven on the Northwest corner of White St and Ferguson Pkwy. The site is currently zoned with a Planned Development that allows all C-2 uses for the commercial tract. They are proposing a tunnel car wash with free vacuum stations and a full service/detailing options.

Any additional utility and drainage comments will be addressed during the civil plan review.

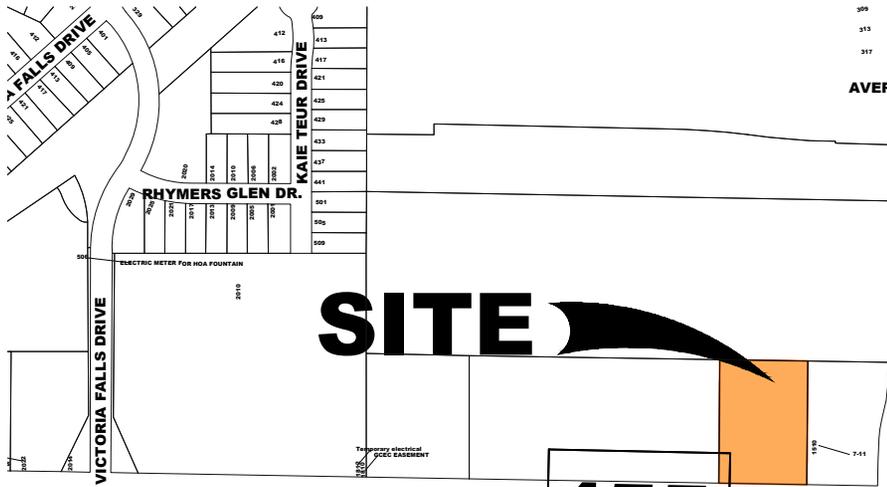
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**STAFF RECOMMENDATION:**

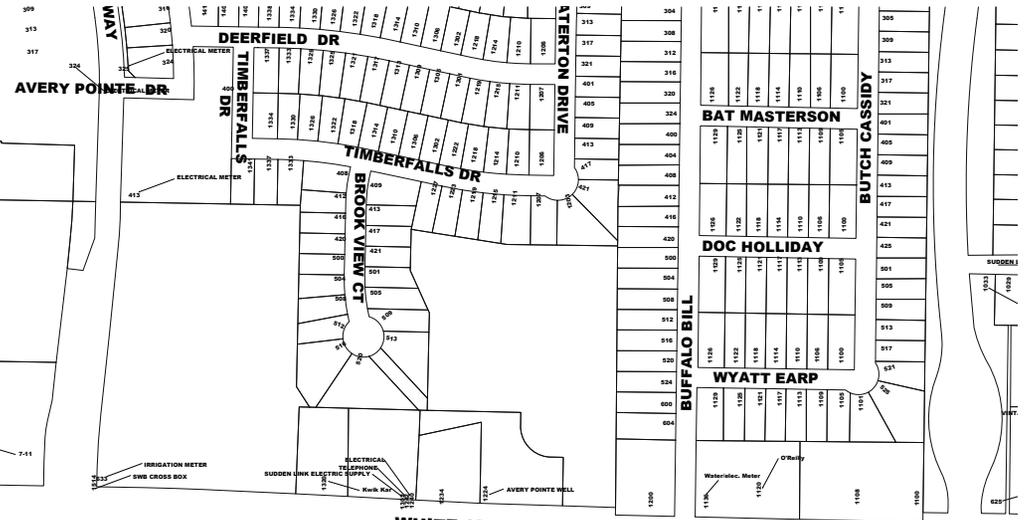
Approval of the Freedom Flex Car Wash site and landscape plan.

**ATTACHMENTS:**

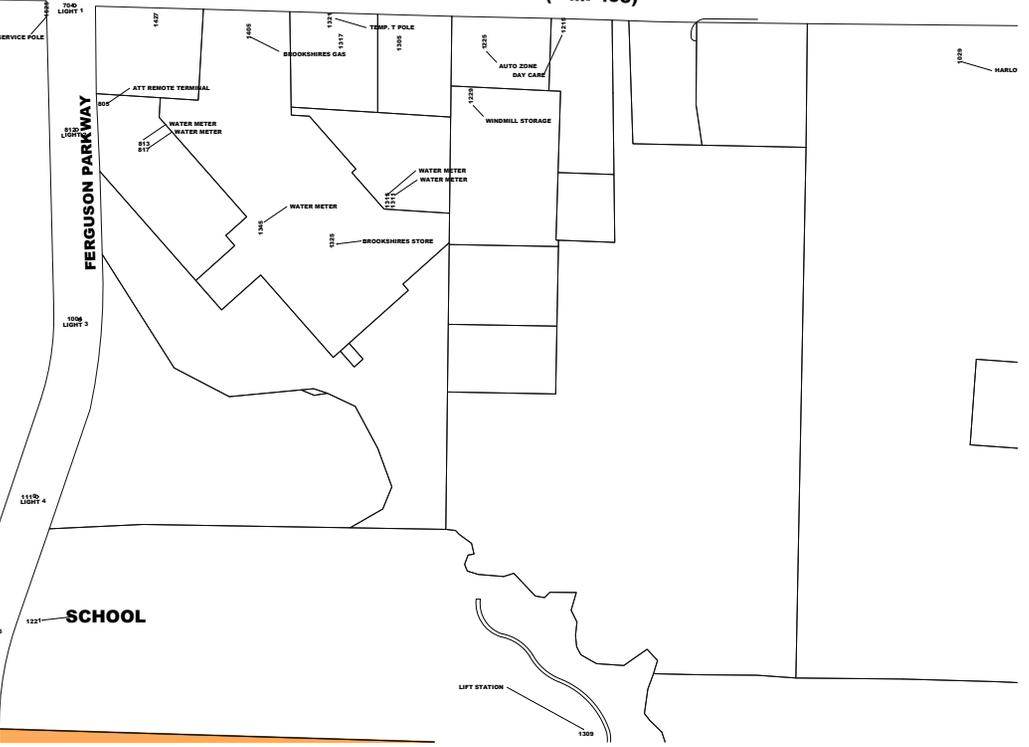
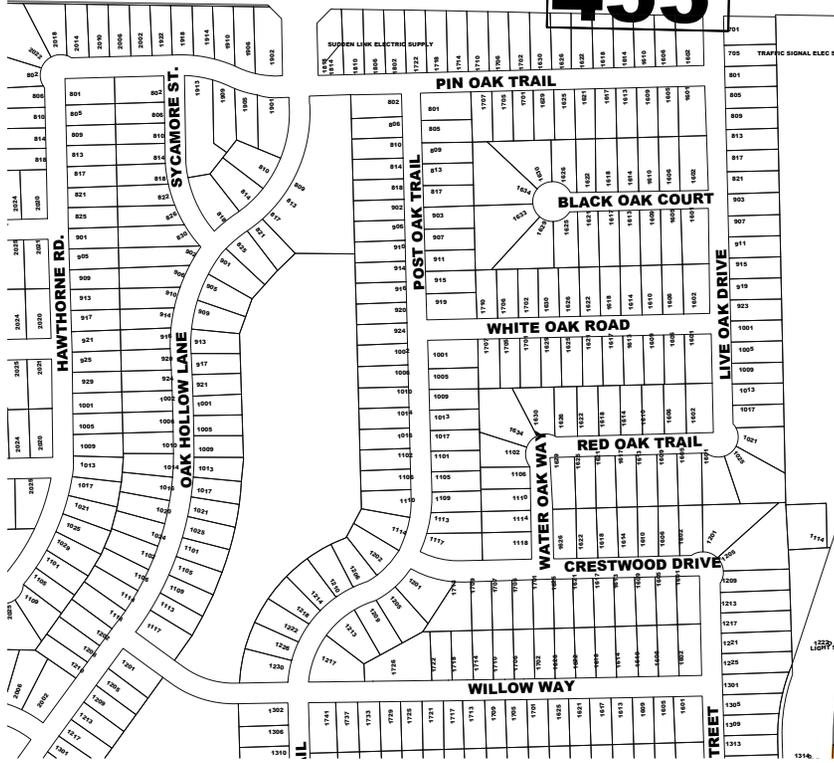
Description	Upload Date	Type
Location Map	10/16/2018	Exhibit
Letter of Intent	10/16/2018	Exhibit
Site Plan	1/3/2019	Exhibit
Landscape Plan	1/3/2019	Exhibit



**455**



**WHITE STREET (F.M. 455)**





*Star Spangled Ventures LLC*

2169 Fair Hill Dr

Allen, TX 75002

(469)767-2396

freedomflexcarwash@gmail.com

*To Whom It May Concern:*

*This letter expresses the desire and intent of Star Spangled Ventures LLC to provide the City of Anna and its residents the services of Freedom Flex Car Wash. The ownership, comprised of veterans and first responders (including an Anna resident), will employ their years of experience in community service and attention to detail to build this business.*

*Currently, residents, visitors, and organizations (to include the police department) must travel to McKinney for the opportunity to receive a quality full-service car wash. Freedom Flex Car Wash can change that. By employing the latest in car wash equipment technology, Freedom Flex will offer a tunnel car wash service with free vacuums and full-service/detailing options built around a military/first responder theme. The business will be open seven days a week, 8am-7pm (Mon-Sat) and 9am-6pm (Sun). For patrons wishing to receive full-service or detailing, indoor and outdoor waiting areas will be available. Restrooms and vending for snacks/beverages will also be available.*

*Not only does Star Spangled Ventures wish to provide a solution to a growing need, but we desire to be a long-term partner. Freedom Flex Car Wash will open the door to numerous fundraising partnerships. Through our fundraising program, Anna ISD, church groups, and leadership organizations will receive the benefit of a day designated to their cause. Additionally, Freedom Flex will partner with Guns and Hoses Foundation of North Texas and Homeless Veterans Services of Dallas to help their causes as well.*

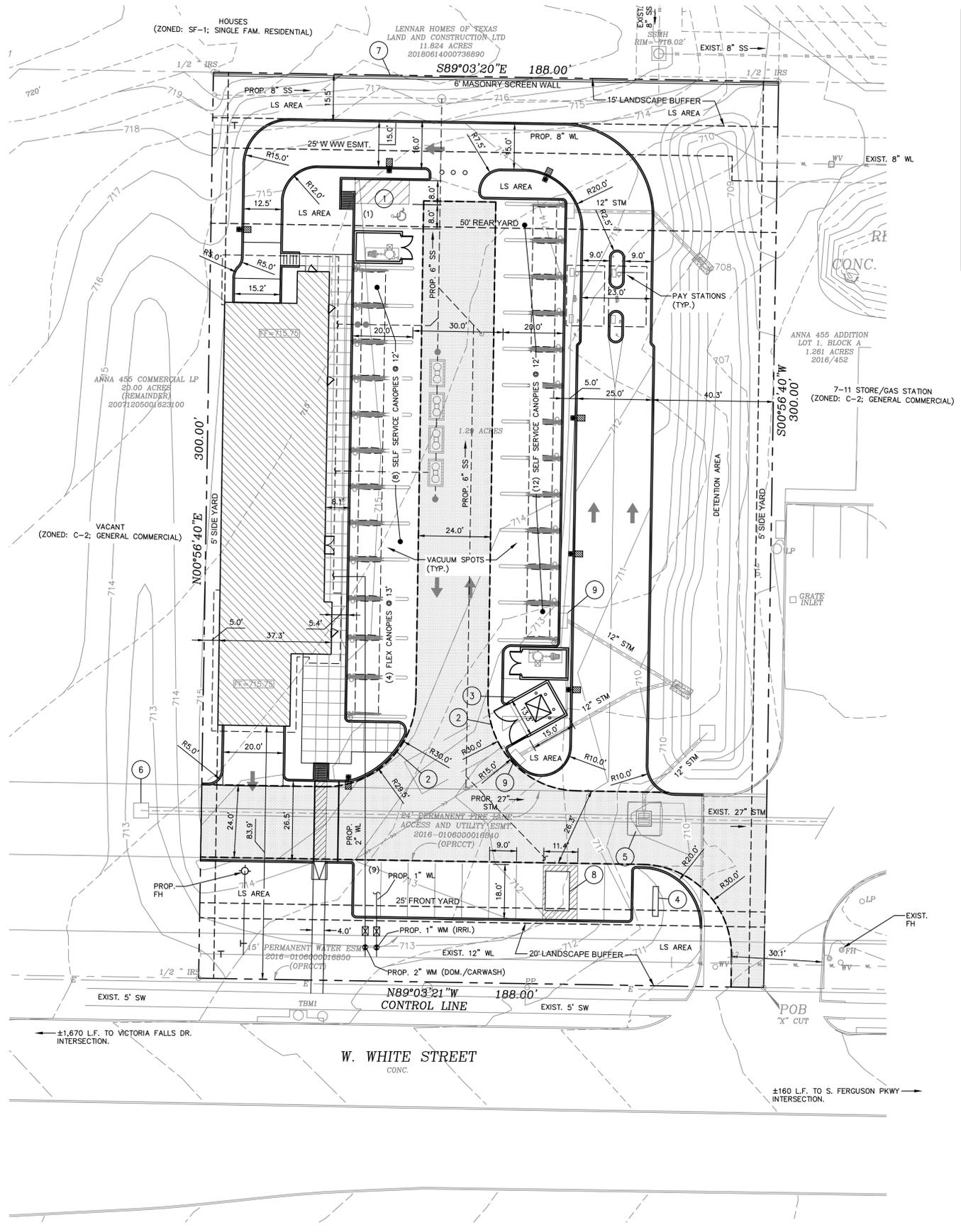
*Attached are the site plans we will utilize for development. We are excited and grateful for this opportunity to make Anna the home of Freedom Flex Car Wash!*

*Respectfully,*

A handwritten signature in black ink, appearing to read "Christian Centeno".

*Christian Centeno*

*Managing Member – Star Spangled Ventures LLC*



- ### REFERENCE NUMBER NOTES
- 1 PROP. HC PARKING AREA PER GRADING PLAN AND DETAILS THIS SET.
  - 2 PROP. FIRE LANE STRIPING. (TYP.)
  - 3 PROP. DUMPSTER W/ 7' TALL SCREENING PER ARCH.
  - 4 PROP. MONUMENT SIGN BY OTHERS.
  - 5 REMOVE EXIST. AREA DRAIN. CONSTR. PROP. 4'x4' GRATE INLET.
  - 6 CONSTR. PROP. 5'x5' AREA DRAIN.
  - 7 6' HIGH MASONRY SCREEN WALL PER CITY DETAILS & REQUIREMENTS.
  - 8 PROP. MODULAR PET WASHING FACILITY PER ARCH.
  - 9 PROP. 5' CURB INLET.

### SITE DATA TABLE:

EXISTING ZONING:	PD 709-2015
PROPOSED ZONING:	NO CHANGE
PROPOSED USE:	FLEX CARWASH
BUILDING AREA:	
WASH BUILDING NET =	(4827 S.F.)
WASH BUILDING UNDER ROOF =	5928 S.F.
AFTER CARE CANOPY =	2105 S.F.
P.O.S CANOPY =	831 S.F.
TOTAL BUILDING COVERAGE =	8,864 S.F.
LOT AREA:	56,400 S.F.
COVERAGE:	15.7%
FAR:	15.7%
IMPERVIOUS AREA:	40,608 S.F. 72.0%
SITE LANDSCAPE:	15,792 S.F. 28.0%
100 YEAR FLOODPLAIN/FLOODWAY	N/A
MAXIMUM HEIGHT OF BLDG. =	35'
EXTERIOR MASONRY CONTENT =	100%
PARKING REQUIRED:	
1:150 CARWASH MACHINE ( 4827s.f.)	4.83 SPACES
QUEUING REQUIRED	3 SPACES
PARKING PROVIDED QUEUING	3 SPACES
PARKING PROVIDED EMPLOYEE	5 SPACES
PARKING PROVIDED VACUUM	24 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACES
OPERATIONAL PLAN FOR THE BUSINESS:	
HOURS OF OPERATION - WINTER DAILY - 7:00AM- 7:00PM	
HOURS OF OPERATION - SUMMER - DAILY 7:00AM-9:00PM	
NUMBER OF EMPLOYEES -	4-6 EMPLOYEES
NO LOUD MUSIC WILL BE ALLOWED	

### DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. FIRE LANE
	EXIST. CONTOUR LINE
	PROP. CONTOUR LINE
	PROP. WATER LINE
	PROP. SS LINE
	DIRECTIONAL FLOW ARROW
	(10) PARKING COUNT LABEL
	EXIST. PROP. BFR
	PROP. BARRIER FREE RAMP
	RETAINING WALL
	TYPICAL HANDICAP
	TEXAS ACCESSIBILITY STANDARDS
	MANUFACTURER

### NOTE TO CONTRACTOR

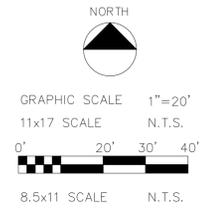
CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

**SITE PLAN EXHIBIT FOR:**  
**FREEDOM FLEX CARWASH**  
 1.29 ACRES  
 A-288  
 F.T. DUFFAU SURVEY  
 THE CITY OF ANNA  
 COLLIN COUNTY, TEXAS

BENCHMARK 1 = ELEVATION = 712.23'  
 "X" CUT AT THE MOST NORTHEASTERN CORNER OF AN STORM DRAIN INLET ON THE NORTH SIDE ON W. WHITE STREET 44' +/- EAST OF THE SOUTHWEST CORNER OF THIS TRACT

BENCHMARK 2= ELEVATION = 716.02'  
 SANITARY SEWER MANHOLE RIM 15'+/- NORTH AND 40'+/- WEST OF THE NORTHEAST CORNER OF THIS TRACT

(VERIFY ALL BM'S WITH PROJECT SURVEYOR)



REVISION NUMBER	REVISION DATE	DESCRIPTION

**Lobsinger & Potts Structural Engineering, Inc**  
 1723 E. Southlake Blvd, Suite 200 Southlake, Texas 76092  
 817.897.3611 Firm Reg. #7290

**FREEDOM FLEX CARWASH**  
 NEAR 1510 W. WHITE STREET; ANNA, TX

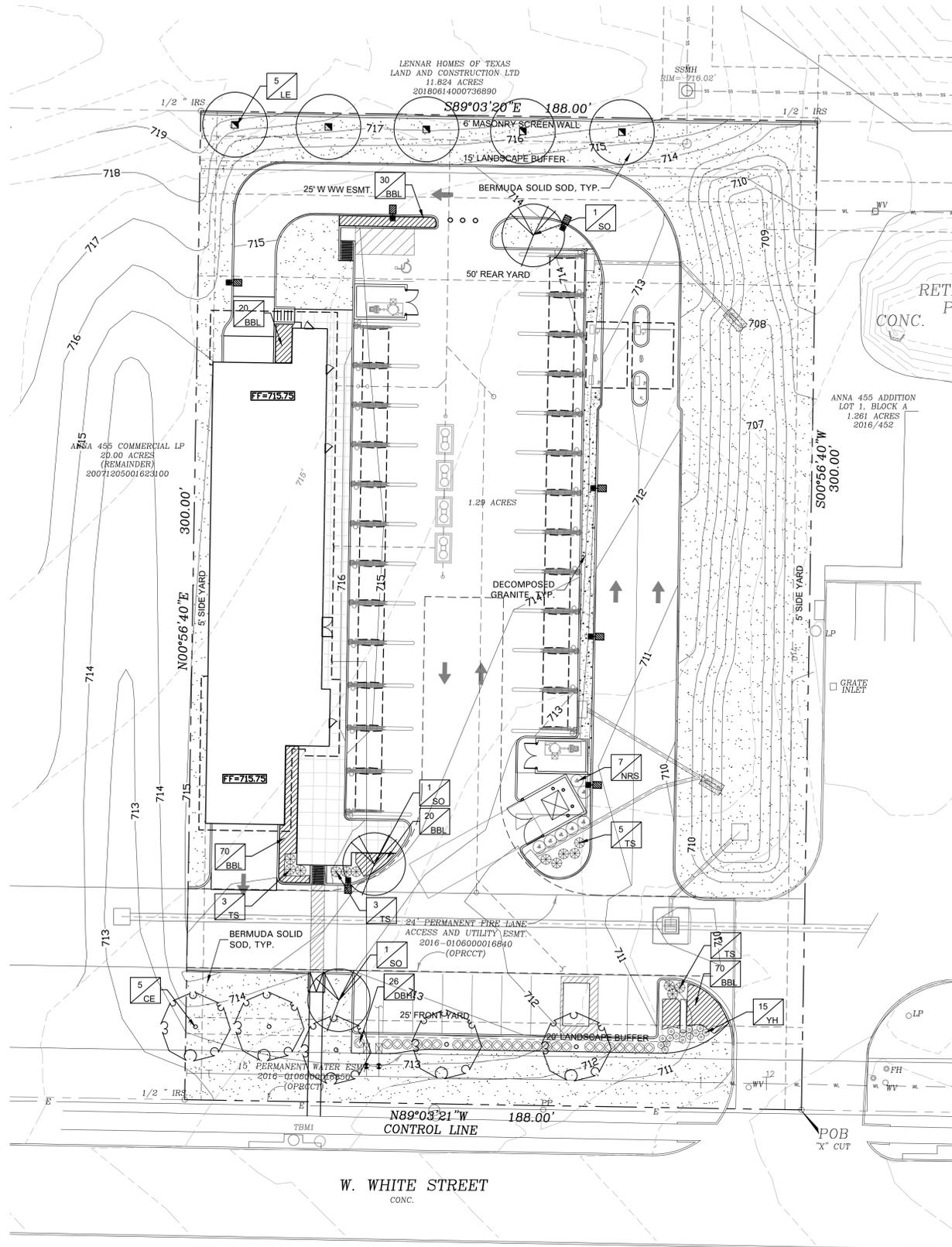
**SITE PLAN**

PROJECT #	
MANAGER	LPSE
DRAWN BY	LPSE
ISSUED FOR	
DATE	12/20/2018

**PRELIMINARY**  
 THIS DOCUMENT IS FOR REVIEW ONLY AND MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.  
 JUSTIN S. BRAMMER, P.E.  
 LICENSE NO. 103431  
 DATE: DECEMBER 20, 2018

SHEET

**SP-1**



**GENERAL LAWN NOTES**

EROSION CONTROL AND SOIL PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:**  
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

**HYDROMULCH:**

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBINGS.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE WITH WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS AROUND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**

VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:**

STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
CE		Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
SO		Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
<b>SHRUBS</b>					
DBH		Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	36" ht	full, 20" spread, 36" o.c.
DY		Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	full, 24" sprd, 24" o.c.
NRS		Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
TS		Texas Sage 'Thundercloud'	<i>Leucophyllum frutescens 'Thundercloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
<b>GROUNDCOVER/VINES/GRASS</b>					
BBL		Big Blue Liriope	<i>Liriope muscaris 'Big Blue'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**LANDSCAPE TABULATIONS for Anna, Texas**

**Minimum Landscape Requirements**

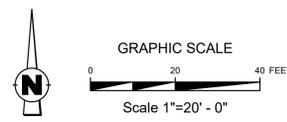
- At least 15% of the street yard shall be permanent landscape area.
- 10% of the entire site shall be devoted to living landscape which shall include grass, groundcover, plants, shrubs or trees.
- One large tree, 3 inch caliper, shall be provided per 40 linear feet of street frontage.
- At least 75% of the frontage of parking lots adjacent to the public ROW shall be screened from public streets with evergreen shrubs attaining a height of 3'.
- Evergreen shrubs (acceptable for 6' screening) shall be provided around dumpster screening wall.

Site area: 1.29 acres (56,192 s.f.)  
N. White Street: 188 l.f.

REQUIRED	PROVIDED
2,323 s.f. (15%)	5,877 s.f.
5,619 s.f. (10%)	19,787 s.f. (35%)
5 trees, 3" cal	5 trees, 3" cal.
screen	screen
dumpster screen	dumpster screen

**Parking Lot Landscape**

- 8 square feet of landscape shall be provided per parking space.
  - One tree shall be within 65' of every parking space.
  - One tree shall be planted for every 10 parking spaces with parking lots more than 20 spaces.
- | REQUIRED               | PROVIDED               |
|------------------------|------------------------|
| 264 s.f.               | 1,524 s.f.             |
| 3 shade trees, 3" cal. | 3 shade trees, 3" cal. |



REVISION NUMBER	REVISION DATE	DESCRIPTION

**LPSSE**

Lobsinger & Potts Structural Engineering, Inc  
1723 E. Southlake Blvd., Suite 200  
Southlake, Texas 76092  
Firm Reg. #7290  
817.897.3611

**FREEDOM FLEX CARWASH**  
NEAR 1510 W. WHITE STREET; ANNA, TX

**LANDSCAPE PLAN**

PROJECT #	
MANAGER	AWR
DRAWN BY	AWR
ISSUED FOR	
DATE	12/3/18



SHEET

**L1.01**

SECTION 32 9300 - LANDSCAPE  
PART 1 - GENERAL

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR
  - A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- 1.2 REFERENCE DOCUMENTS
  - A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK
  - A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
  - D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:
    - E. PLANTING OF TREES, SHRUBS AND GRASSES
    - A. SEEDING
    - B. BED PREPARATION AND FERTILIZATION
    - C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
    - D. WORK GUARANTEE
- 1.4 REFERENCES
  - A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
  - B. TEXAS STATE DEPARTMENT OF AGRICULTURE
  - C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
- 1.5 SUBMITTALS
  - A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL, AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
  - B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
  - C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
  - A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOD SHOULD BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
  - B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
  - C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A

- HEALTHY, VIGOROUS CONDITION.
  - D. STORE PLANT MATERIALS IN SHADE. PROTECT FROM FREEZING AND DRYING.
  - E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
  - F. PROTECT ROOT BALLS BY HEELING WITH SAND/DUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
  - G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
  - H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
  - I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
  - J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
- 1.7 SEQUENCING
    - A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOD.
    - B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.
  - 1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS
    - A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
    - B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
    - C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
    - D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
    - E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
  - 1.9 MAINTENANCE
    - A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
    - B. REMOVE GUYING AND STAKING MATERIALS.
    - A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
    - B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
    - C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
    - D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
    - E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
    - F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
    - G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
    - H. RESET SETTLED PLANTS

1. REAPPLY MULCH TO BARE AND THIN AREAS.
  - J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  - K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
- 3.10 QUALITY ASSURANCE
    - A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
    - B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
    - C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
    - D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- PART 2 - PRODUCTS
    - 2.1 PLANT MATERIALS
      - A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK
      - B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
      - C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
      - D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
      - E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
      - F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
      - G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
      - H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
      - I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY

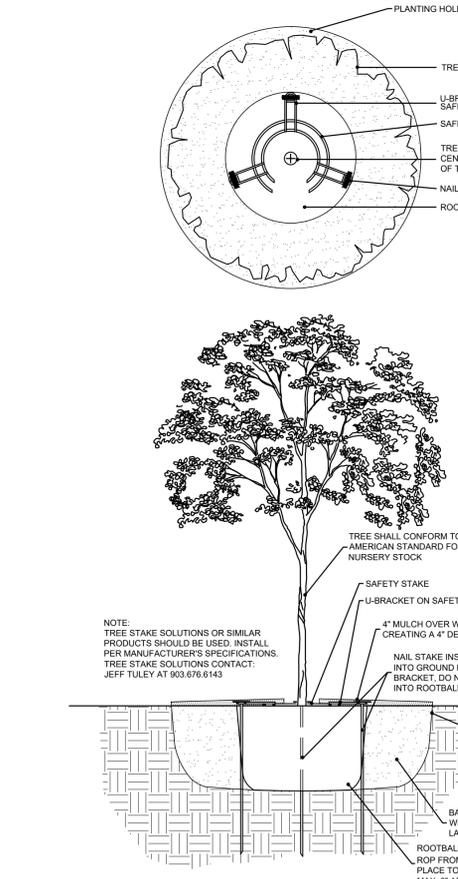
- REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
  - K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
  - L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
  - M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
  - N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  - O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  - P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH Pallet OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- 2.2 ACCESSORIES/MISCELLANEOUS MATERIALS
    - A. MULCH - DOUBLE SHREPPED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
    - B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
    - C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1". NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.
- APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL
 

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%
  - D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL, OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
  - E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.
  - F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
  - G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE. REFER TO DETAILS.
  - H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
  - I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

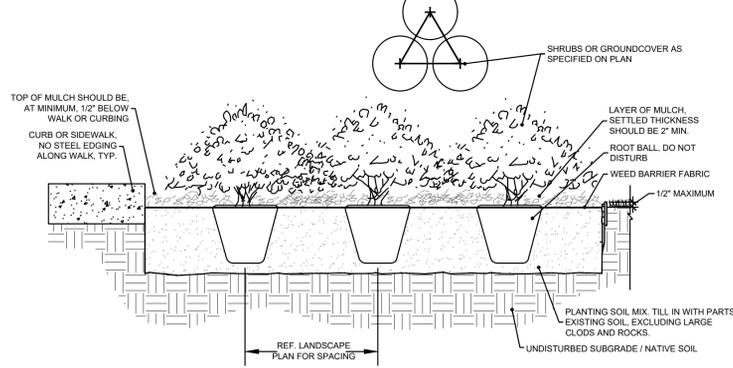
- J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.
  - K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
  - L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- PART 3 - EXECUTION
    - 3.1 PREPARATION
      - A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1/4" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
      - B. SOIL TESTING:
        - A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
        - B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
        - C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
        - D. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
        - E. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.
        - F. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
        - G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).
    - 3.2 EXCAVATING
      - A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
      - B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
      - C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.
    - 3.3 PLANTING
      - A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
      - B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
      - C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS.
      - D. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
      - E. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
  - F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
  - G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
  - H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
  - I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
  - J. DO NOT WRAP TREES.
  - K. DO NOT OVER PRUNE.
  - L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.
- 3.4 STEEL EDGING
    - A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION.
    - B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
    - C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
    - D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
    - E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
    - F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.
  - 3.5 CLEANUP
    - A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
    - B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
    - C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
    - D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.
  - 3.6 ACCEPTANCE
    - A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
    - B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
    - C. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
    - D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN REINSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

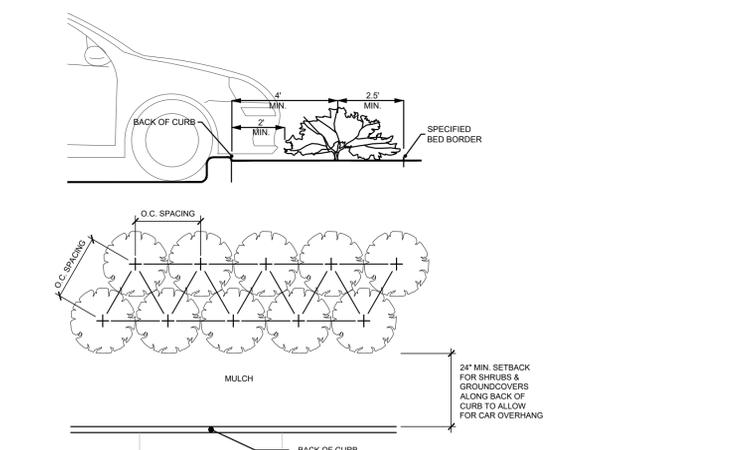
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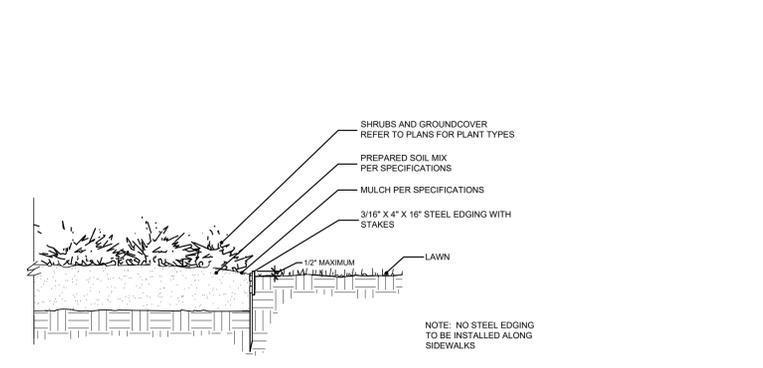
1 TREE PLANTING  
N.T.S.



2 SHRUB PLANTING  
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.  
N.T.S.



4 STEEL EDGING DETAIL  
N.T.S.

REVISION NUMBER	REVISION DATE	DESCRIPTION

**LRSE**

**Lobsinger & Potts Structural Engineering, Inc**  
1723 E. Southlake Blvd., Suite 200  
Southlake, Texas 76092  
Firm Reg. #7290  
817.897.3611

**FREEDOM FLEX CARWASH**  
NEAR 1510 W. WHITE STREET, ANNA, TX

**LANDSCAPE SPECS & DETAILS**

PROJECT #	
MANAGER	AWR
DRAWN BY	AWR
ISSUED FOR	
DATE	12/3/18





**Item No. 8.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding the Pecan Grove Phase 4 Final Plat.

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**SUMMARY:**

The Pecan Grove Phase 4 Final Plat is located in the R. Ingraham Survey, Abstract No. 464 and the J. Slater Survey, Abstract No. 868. The plat contains approximately 57.725 acres covering a section of land West of Highway 5 and to the East of Phase 2 and 3 of Pecan Grove that will consist of 232 lots.

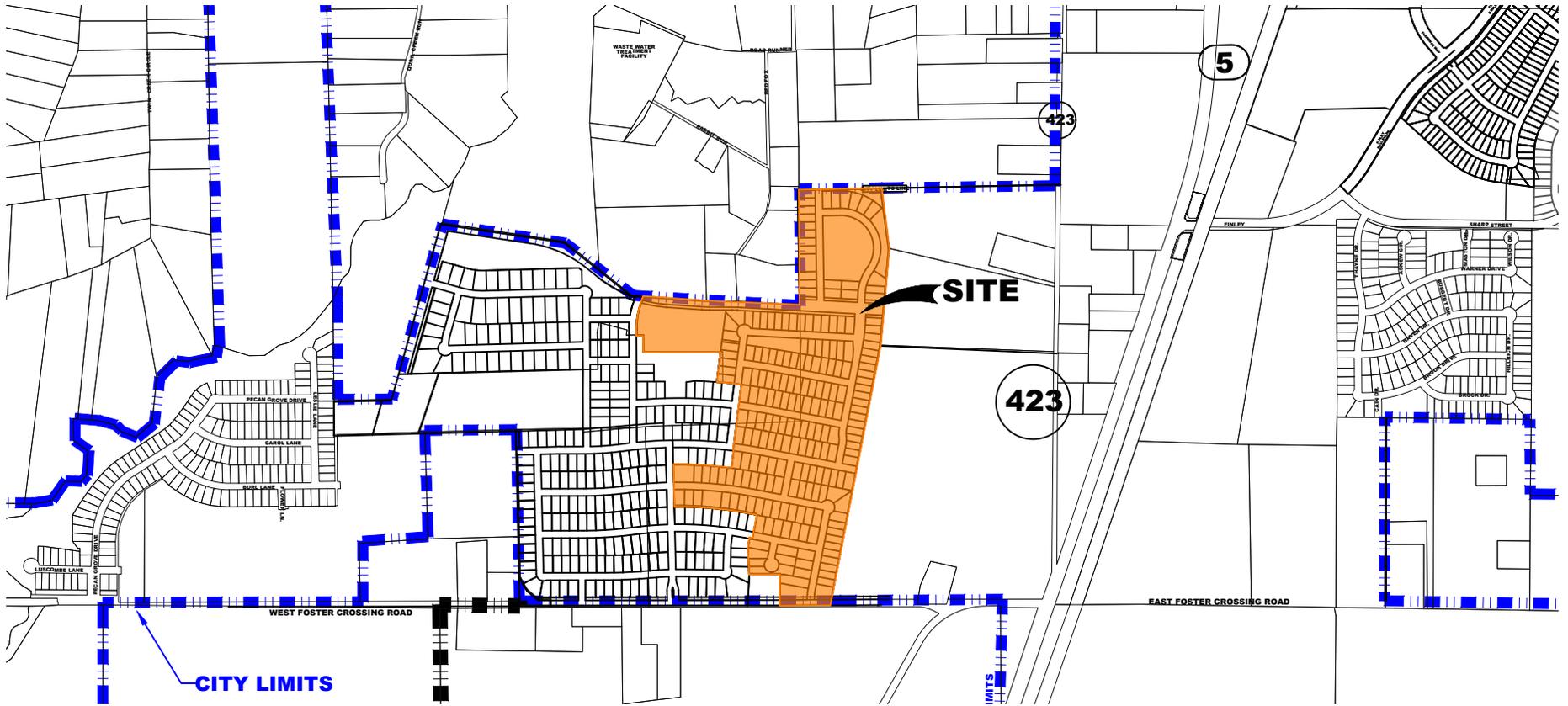
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**STAFF RECOMMENDATION:**

Approval of the Pecan Grove Phase 4 Final Plat.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	12/26/2018	Exhibit
Final Plat	12/26/2018	Exhibit
Drainage Letter	12/26/2018	Exhibit

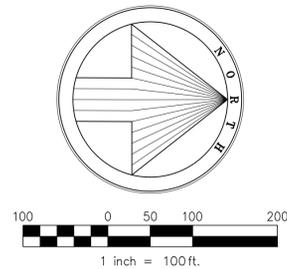


Line #	Length	Direction
BL1	66.40'	S 89°32'31" W
BL2	216.73'	N 00°43'52" E
BL3	212.44'	S 89°53'28" W
BL4	178.92'	N 02°25'37" W
BL5	68.74'	N 08°12'27" E
BL6	20.91'	S 79°03'39" E
BL7	170.00'	N 10°56'21" E
BL8	52.99'	N 79°03'39" W
BL9	120.00'	N 07°14'50" E
BL10	208.28'	N 07°09'48" E
BL11	534.57'	S 89°54'16" W
BL12	112.52'	N 00°46'28" W
BL13	44.48'	S 88°41'26" W
BL14	59.01'	N 00°13'10" W
BL15	63.50'	N 19°29'15" E
BL16	199.84'	S 89°38'00" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	522.10'	2540.00'	521.18'	N 84°56'58" W	11°46'38"
BC2	402.20'	2830.00'	401.87'	S 86°49'27" E	8°08'35"
BC3	4.31'	2950.00'	4.31'	N 82°47'41" W	0°05'01"
BC4	170.07'	3410.00'	170.05'	N 84°15'55" W	2°51'27"
BC5	153.06'	445.00'	152.31'	N 09°38'02" E	19°42'28"

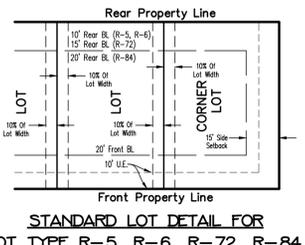
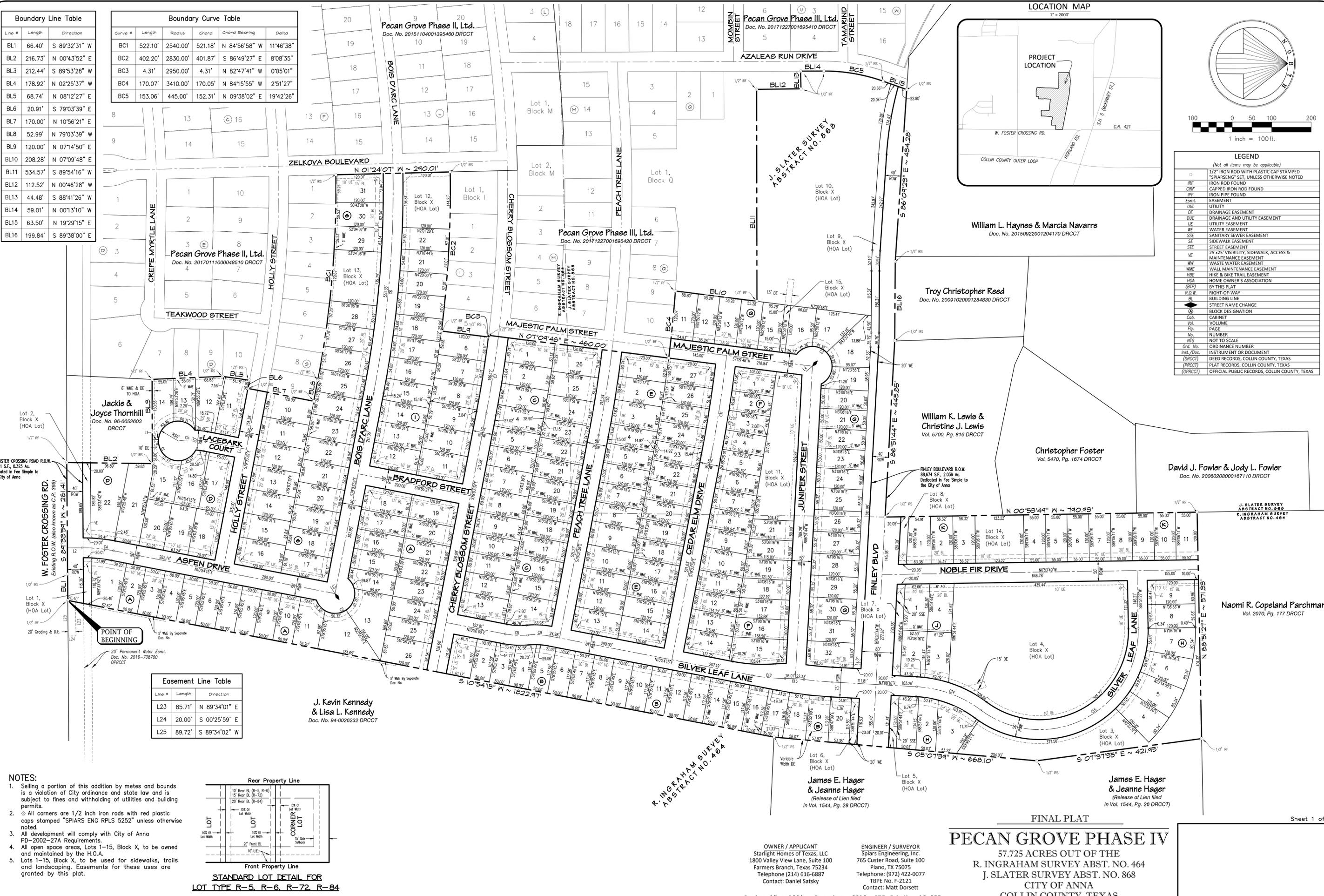
Line #	Length	Direction
L23	85.71'	N 89°34'01" E
L24	20.00'	S 00°25'59" E
L25	89.72'	S 89°34'02" W

LOCATION MAP  
1" = 200'



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
⊙	IRON ROD FOUND
⊕	CAPPED IRON ROD FOUND
⊖	IRON PIPE FOUND
—	EASEMENT
—	UTILITY
—	DRAINAGE EASEMENT
—	DRAINAGE AND UTILITY EASEMENT
—	UTILITY EASEMENT
—	WATER EASEMENT
—	SANITARY SEWER EASEMENT
—	SIDEWALK EASEMENT
—	STREET EASEMENT
—	25'x25' VISIBILITY, SIDEWALK, ACCESS & MAINTENANCE EASEMENT
—	WASTE WATER EASEMENT
—	WALL MAINTENANCE EASEMENT
—	HIKE & BIKE TRAIL EASEMENT
—	HOME OWNER'S ASSOCIATION
—	BY THIS PLAN
—	RIGHT-OF-WAY
—	BUILDING LINE
—	STREET NAME CHANGE
—	BLOCK DESIGNATION
—	CABINET
—	VOLUME
—	PAGE
—	NUMBER
—	NOT TO SCALE
—	ORDINANCE NUMBER
—	INSTRUMENT OR DOCUMENT
—	DEED RECORDS, COLLIN COUNTY, TEXAS
—	PLAT RECORDS, COLLIN COUNTY, TEXAS
—	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Drawn by: J. Slater Survey Abstract No. 868  
 Checked by: J. Slater Survey Abstract No. 868  
 Date: 12/17/2018 4:30 PM  
 Date: 12/17/2018 10:21 AM  
 Date: 12/17/2018 10:21 AM



- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARSEN RPLS 5252" unless otherwise noted.
  - All development will comply with City of Anna PD-2002-27A Requirements.
  - All open space areas, Lots 1-15, Block X, to be owned and maintained by the H.O.A.
  - Lots 1-15, Block X, to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.

**FINAL PLAT**  
**PECAN GROVE PHASE IV**  
 57.725 ACRES OUT OF THE  
 R. INGRAHAM SURVEY ABST. NO. 464  
 J. SLATER SURVEY ABST. NO. 868  
 CITY OF ANNA  
 COLLIN COUNTY, TEXAS

Scale: 1" = 100' December, 2018 SEI Job No. 18-055

OWNER'S CERTIFICATE

BEING a tract of land situated in the R. Ingraham Survey, Abstract No. 464, and the J. Slater Survey, Abstract No. 868, City of Anna, Collin County, Texas, being a part of a tract conveyed to ATC No. 9/SHRP Commercial, Ltd., recorded in Document No. 20151021001332960 of the Deed Records, Collin County, Texas (DRCC), a part of a tract conveyed to Foster Crossing, Ltd., recorded in Document No. 20140731000808030 DRCC, and a part of a tract conveyed to Pecan Grove Phase III, Ltd., recorded in Document No. 20171227001695410 DRCC and Document No. 20171227001695420 DRCC, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north line of West Foster Crossing Road, a public right-of-way (also known as County Road 366) for the southwest corner of a tract conveyed to J. Kevin Kennedy and Lisa L. Kennedy, recorded in Document No. 94-0026232 DRCC;

THENCE S 89°32'31" W, 66.40 feet along the north line of said road;

THENCE S 89°33'59" W, 281.41 feet continuing along the north line of said road to a 1/2" iron rod found for the southeast corner of a tract conveyed to Jackie and Joyce Thornhill, recorded in Document No. 96-0052603 DRCC;

THENCE N 00°43'52" E, 216.73 feet along the common line thereof;

THENCE S 89°53'28" W, 212.44 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found for an easterly corner of a tract conveyed to Pecan Grove Phase II, Ltd., recorded in Document No. 2017011100048510 DRCC;

THENCE along the common line thereof, the following:

N 02°25'37" W, 178.92 feet;

N 08°12'27" E, 68.74 feet;

S 79°03'39" E, 20.91 feet;

N 10°56'21" E, 170.00 feet to a 1/2" iron rod with plastic cap found;

N 79°03'39" W, 52.99 feet;

A tangent curve to the left having a central angle of 11°46'38", a radius of 2540.00 feet, a chord of N 84°56'58" W - 521.18 feet, an arc length of 522.10 feet;

And N 01°24'07" W, 290.01 feet to a westerly corner of a tract conveyed to Pecan Grove Phase III, Ltd., recorded in Document Nos. 20171227001695420 and 20171227001695410, DRCC;

THENCE along the common line thereof, the following:

A non-tangent curve to the right having a central angle of 08°08'35", a radius of 2830.00 feet, a chord of S 86°49'27" E - 401.87 feet, an arc length of 402.20 feet to a 1/2" iron rod with plastic cap found;

N 07°14'50" E, 120.00 feet;

A non-tangent curve to the left having a central angle of 00°05'01", a radius of 2950.00 feet, a chord of N 82°47'41" W - 4.31 feet, an arc length of 4.31 feet;

N 07°09'48" E, 460.00 feet to a 1/2" iron rod with plastic cap found;

A non-tangent curve to the left having a central angle of 02°51'27", a radius of 3410.00 feet, a chord of N 84°15'55" W - 170.05 feet, an arc length of 170.07 feet;

N 07°09'48" E, 208.28 feet;

S 89°54'16" W, 534.57 feet;

N 00°46'28" W, 112.52 feet;

S 88°41'26" W, 44.48 feet;

N 00°13'10" W, 59.01 feet;

A tangent curve to the right having a central angle of 19°42'26", a radius of 445.00 feet, a chord of N 09°38'02" E - 152.31 feet, an arc length of 153.06 feet;

And N 19°29'15" E, 63.50 feet to the south line of a tract conveyed to William L. Haynes & Marcia Navarre, recorded in Document No. 20150922001204170 DRCC;

THENCE S 86°09'23" E, 434.28 feet along the south line of said Haynes tract to the southeast corner thereof, being the southwest corner of a tract conveyed to Troy Christopher Reed, recorded in Document No. 20091020001284830 DRCC;

THENCE S 89°38'00" E, 199.84 feet along the south line of said Reed tract to the southeast corner thereof, being the southwest corner of a tract conveyed to William K. Lewis and Christine J. Lewis, recorded in Volume 5700, Page 816 DRCC;

THENCE S 86°51'44" E, 445.85 feet along the south line of said Lewis tract to the southeast corner thereof;

THENCE N 00°53'49" W, along the east line of said Lewis tract, and of a tract conveyed to Christopher Foster, recorded in Volume 5470, Page 1674 DRCC, and of a tract conveyed to David J. Fowler and Jody L. Fowler, recorded in Document No. 20060208000167110 DRCC, a total distance of 790.93 feet to a 1/2" iron rod found for the southwest corner of a tract conveyed to Naomi R. Copeland Parchman, recorded in Volume 2070, Page 177 DRCC;

THENCE N 88°51'27" E, 571.33 feet along the south line of said Parchman tract to a 1/2" iron rod found for the northwest corner of a tract described in a Release of Lien to James E. Hager and Jeanne Hager, recorded in Volume 1544, Pages 26 and 28, DRCC;

THENCE S 07°37'35" E, 421.95 feet along the west line thereof;

THENCE S 05°07'39" W, 668.10 feet continuing along the west line of said Hager tract to the northwest corner of said Kennedy tract;

THENCE S 10°54'15" W, 1822.97 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 2,514,500 square feet or 57.725 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, STARLIGHT HOMES OF TEXAS, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this final plat designating the herein above described property as PECAN GROVE PHASE IV, an addition to the City Of Anna, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. STARLIGHT HOMES OF TEXAS, LLC, does herein certify the following:

- 1. The streets are dedicated for street purposes.
- 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 4. 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.
- 5. The City Of Anna is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6. 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.
- 7. The City Of Anna and public utilities 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 the easements.
- 8. The City Of Anna and public utilities 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 procuring permission from anyone.
- 9. All modifications to this document shall be by means of plat and approved by the City Of Anna.
- 10. Open Space designations may include areas reserved for use only by Home Owners Association members and residents.

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

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Starlight Homes of Texas, LLC.  
A Texas Limited Liability Company

By: \_\_\_\_\_  
Daniel Satsky  
Vice President

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Satsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Anna, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public, State of Texas

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
by the city council of the City of Anna, Texas.

Mayor

City Secretary

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	A	9,502	0.218
2	A	6,000	0.138
3	A	6,000	0.138
4	A	6,000	0.138
5	A	6,000	0.138
6	A	6,000	0.138
7	A	6,000	0.138
8	A	6,000	0.138
9	A	6,000	0.138
10	A	6,000	0.138
11	A	7,579	0.174
12	A	11,130	0.256
13	A	11,625	0.267
14	A	5,740	0.132
15	A	6,000	0.138
16	A	6,000	0.138
17	A	6,000	0.138
18	A	7,333	0.168
19	A	7,333	0.168
20	A	6,000	0.138
21	A	6,000	0.138
22	A	6,000	0.138
23	A	6,000	0.138
24	A	6,000	0.138
25	A	6,000	0.138
26	A	7,994	0.184

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	C	7,430	0.171
2	C	6,687	0.154
3	C	6,687	0.154
4	C	6,644	0.153
5	C	6,000	0.138
6	C	6,000	0.138
7	C	7,200	0.165
8	C	7,200	0.165
9	C	6,508	0.149
10	C	6,000	0.138
11	C	6,000	0.138
12	C	6,000	0.138
13	C	7,337	0.168
14	C	8,611	0.198
15	C	6,000	0.138
16	C	6,000	0.138
17	C	6,000	0.138
18	C	6,000	0.138
19	C	6,000	0.138
20	C	6,000	0.138
21	C	6,000	0.138
22	C	6,000	0.138
23	C	6,026	0.138
24	C	7,292	0.167
25	C	7,292	0.167
26	C	8,475	0.195

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	B	6,206	0.142
2	B	5,075	0.117
3	B	5,102	0.117
4	B	5,469	0.126
5	B	5,855	0.134
6	B	5,878	0.135
7	B	5,878	0.135
8	B	5,878	0.135
9	B	5,878	0.135
10	B	5,878	0.135
11	B	5,878	0.135
12	B	5,878	0.135
13	B	5,878	0.135
14	B	5,878	0.135
15	B	5,878	0.135
16	B	5,878	0.135
17	B	6,386	0.147
18	B	6,309	0.145
19	B	6,251	0.143
20	B	6,118	0.140

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
11	D	8,914	0.205
12	D	8,623	0.198
13	D	6,315	0.145
14	D	7,115	0.163
15	D	8,450	0.194
16	D	8,749	0.201
17	D	9,425	0.216
18	D	8,400	0.193
19	D	7,593	0.174
20	D	7,590	0.174
21	D	12,955	0.297
22	D	15,037	0.345

Lot Line Table		
Line #	Length	Direction
L1	16.04'	N 04°02'31" E

Centerline Line Table		
Line #	Length	Direction
L2	37.78'	S 00°26'18" E
L3	21.21'	N 55°55'18" E
L4	20.51'	N 39°50'58" W
L5	104.82'	N 10°54'15" E

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C4	79.18'	400.00'	79.06'	S 05°13'59" W	11°20'32"
C5	69.92'	200.00'	69.56'	S 00°53'20" W	20°01'50"
C6	553.33'	2685.00'	552.35'	N 84°57'53" W	11°48'27"
C7	196.12'	2975.00'	196.08'	N 80°56'53" W	3°46'37"
C8	56.87'	200.00'	56.68'	N 02°45'30" E	16°17'30"
C9	56.87'	200.00'	56.68'	S 02°45'30" W	16°17'30"
C10	215.24'	3265.00'	215.20'	N 80°56'53" W	3°46'37"
C11	259.35'	3555.00'	259.30'	N 81°08'58" W	4°10'48"
C12	83.74'	425.00'	83.61'	N 05°15'33" E	11°17'23"
C13	26.01'	362.50'	26.00'	S 01°40'11" W	4°06'37"
C14	175.38'	300.00'	172.89'	S 19°53'08" W	33°29'42"
C15	557.53'	250.00'	448.97'	N 27°15'17" W	127°46'32"

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	E	7,422	0.170
2	E	7,287	0.167
3	E	7,530	0.173
4	E	6,057	0.139
5	E	6,000	0.138
6	E	6,000	0.138
7	E	6,000	0.138
8	E	6,009	0.138
9	E	7,200	0.165
10	E	7,200	0.165
11	E	6,000	0.138
12	E	6,000	0.138
13	E	7,335	0.168
14	E	7,330	0.168
15	E	6,000	0.138
16	E	6,000	0.138
17	E	6,000	0.138
18	E	6,000	0.138
19	E	6,000	0.138
20	E	6,000	0.138
21	E	6,000	0.138
22	E	6,000	0.138
23	E	6,021	0.138
24	E	6,070	0.139
25	E	6,070	0.139
26	E	6,070	0.139
27	E	7,419	0.170

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	F	6,558	0.151
2	F	5,326	0.122
3	F	5,297	0.122
4	F	5,306	0.122
5	F	5,322	0.122
6	F	5,355	0.123
7	F	5,412	0.124
8	F	5,469	0.126
9	F	5,525	0.127
10	F	6,706	0.154
11	F	5,651	0.130
12	F	5,708	0.131
13	F	5,765	0.132
14	F	7,125	0.164
15	F	9,047	0.208
16	F	6,787	0.156
17	F	6,502	0.149
18	F	6,217	0.143
19	F	5,933	0.136
20	F	5,648	0.130
21	F	5,363	0.123

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
10	G	7,427	0.171
11	G	7,427	0.171
12	G	7,427	0.171
13	G	7,427	0.171
14	G	7,427	0.171
15	G	7,424	0.170
16	G	8,400	0.193
17	G	7,338	0.168
18	G	6,965	0.160
19	G	6,965	0.160
20	G	6,965	0.160
21	G	6,965	0.160
22	G	6,965	0.160
23	G	6,965	0.160
24	G	6,965	0.160
25	G	7,031	0.161
26	G	7,087	0.163
27	G	7,087	0.163
28	G	7,087	0.163
29	G	7,312	0.168
30	G	7,312	0.168
31	G	8,592	0.197

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	H	6,668	

September 14, 2018

Mr. Joseph Johnson  
City of Anna – Public Works  
3223 N. Powell Pkwy.  
Anna, Texas 75409

Re: **Downstream Property Certification**  
**Pecan Grove Phase IV**  
**Anna, Texas**  
**SEI Project No. 18-055**

Dear Mr. Johnson:

Please allow this letter to serve as certification that Pecan Grove Phase IV has been designed in accordance with the drainage study done with Pecan Grove Phase II by Corwin Engineering and dated March 1, 2017. The study encompasses the Phase IV drainage area and proves that this development will not damage downstream property due to the development's impact on off-site drainage.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
Spiars Engineering, Inc.



Ian Graham, P.E.

CC: Mr. Daniel Satsky  
Starlight Homes of Texas, LLC  
1800 Valley View Lane, Suite 100  
Farmers Branch, TX 75234



**Item No. 9.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 1/7/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Consider action to approve minutes of the December 3, 2018 Planning and Zoning Meeting.

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**SUMMARY:**

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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
December 3, 2018 Minutes	12/6/2018	Exhibit

**MINUTES  
PLANNING AND ZONING COMMISSION  
December 3, 2018**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on December 3, 2018, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:00 pm. Members present were Sandy Setliff, Don Callaham, Wayne Barton, Janine Johnson, Donald Henke, Leslie Voss, and Danny Ussery. Staff present was Maurice Schwanke, Alexis Vanderslice, and Clark McCoy.

2. Invocation and Pledge of Allegiance

Mr. Schwanke gave the invocation and led the Pledge of Allegiance.

3. Consider/Discuss/Action on recommendation regarding the Hopewell Homeplace Development Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The Hopewell Homeplace development plat is located within Anna's extra territorial jurisdiction and generally known as 1616 County Road 1036. The tract is in the R.C. Ingraham Survey, Abstract No. 464 and contains 2.332 acres of land. The owner is proposing to put a new building, driveway, and party barn on the property.

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

4. Consider/Discuss/Action on a Petition for Waiver Suspension of certain Subdivision Regulations.

Mr. Schwanke gave a brief presentation on the location that this waiver applies to and the intentions of the applicant of the waiver. This waiver specifically applied to the applicant's need for having a septic system on less than five acres of land within our extraterritorial jurisdiction in order to create two separate tracts for existing buildings for future sale of the properties.

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

5. Consider/Discuss/Action on recommendation regarding the LG Motorsports Park Addition Minor Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The owner of the property, Lou Gigliotti, has submitted a minor plat for 5.079 acres to create two lots out of the tract. Lot 1 will be 2.637 acres and Lot 2 will be 2.442 acres. The minor plat for your review is located within Anna's extra territorial jurisdiction and generally known as 704 E. Houston St. The tract is in the J. Chalmers Survey, Abstract No. 233.

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

6. Consider/Discuss/Action on recommendation regarding the Anna Crossing Villas Preliminary Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The preliminary plat contains 22.641 acres and is located in the Granderson Stark Survey, Abstract No. 798. This tract is located on the East Side of Finley Blvd, North of Sharp Street in the Anna Crossing subdivision. The preliminary plat is for 129 lots. The area is currently zoned with a PD for mixed use zoning allowing specifically for the smaller lot size.

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

7. Consider/Discuss/Action on recommendation regarding the One Anna Two Addition Preliminary Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The preliminary plat contains 23.914 acres and is located in the W. S. Rattan Survey, Abstract No. 752 and the Thomas Rattan Survey, No. 782. This tract is located on the Northwest corner of Highway 75 and FM 455 (White St). The preliminary plat is for three lots within Block A. The area is currently zoned with a PD for C-1 commercial zoning.

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

8. Consider/Discuss/Action on recommendation regarding a site and landscape plan for the Anna Medical Office Building located on the West side of Highway 75, North of FM 455 (White St).

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is located on property on the West side of Highway 75, North of West White St. The site is currently zoned with a Planned Development with C-1 Commercial uses. They are proposing several medical offices including a surgery center. Jim Riley, the applicant answered a question by Commissioner Barton about the detention pond.

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

9. Consider/Discuss/Action on recommendation regarding the Anna 455 Addition Blk A, Lot 2 Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located in the F. Daffau Survey, Abstract No. 288. The plat contains approximately 1.722 acres covering a section of land to the East of the Victoria Falls Center, just north of FM 455. The plat contains one lot that will be the future site of the Deep Roots Montessori School.

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

10. Consider/Discuss/Action on recommendation regarding the Anna Town Center Addition Block A, Lots 5-8 Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located in the Thomas Rattan Survey, Abstract No. 782, the W.S. Rattan Survey, Abstract No. 752, and the F.T. Duffau Survey, Abstract No. 288. The plat contains approximately 76.290 acres covering a section of land to the North of Walmart, on the East side of Highway 75. The plat contains four lots for future development.

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

11. A) Conduct a public hearing to consider public comments regarding a request by Clint Richardson, the representative for Craig Curry, the owner of the property. The property is currently zoned Agriculture (AG). The owner requests to replace the existing zoning to a proposed Planned Development for mixed use. The property is located at the Northwest corner of Highway 5 and Rosamond Pkwy.

The public hearing opened at 7:32 pm.

Mr. Schwanke gave a brief presentation of the history of this zoning case, the proposed plans for the property, and why the staff recommends approval of the zoning request.

Clint Richardson, the applicant, spoke briefly about their general plan for the property and was available for questions.

Brian Mitchell- 137 Meadow Ridge Dr- Asked if the new property would come up directly next to their current fences and if there were any plans for apartments in the commercial areas. -Clint replied that yes it will back up to their current neighborhood and there are no apartments allowed.

Jeffrey Sykes- 2205 Meadow Dr- Asked what commercial uses would be allowed and if any had been planned yet. -Clint replied that there are no set vendors yet but C-1 commercial uses will be allowed.

Lisa Liles- 204 Meadow Ridge Dr- Just wanted to make sure no mobile homes or apartments were allowed. -The staff assured her that they are not allowed.

The public hearing was closed at 7:41 pm.

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

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

9. Consider action to approve minutes of the November 5, 2018 Planning and Zoning meeting.

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

10. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Setliff to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:49 pm.

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Maurice Schwanke  
Director of Planning and Development

ATTEST:

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