

**AGENDA
PLANNING AND ZONING COMMISSION
March 4, 2019**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on March 4, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

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

Location Map
3. Consider/Discuss/Action on recommendation regarding the Bridges Addition Development Plat.
4. Consider/Discuss/Action on recommendation regarding the Camden Parc Phase 4 Final Plat.
5. A) Conduct a public hearing to consider public comments regarding a request by Don Collins, the representative for Kyle and Wendy Rollins, the owners of the property. The property is currently zoned Agriculture (AG). The applicant requests to replace the existing zoning to a proposed Planned Development for Multi-Family. The property is located at 1220 S Powell Pkwy and is generally located West of S Powell Pkwy and South of W White St.

B) Consider/Discuss/Action on a recommendation regarding the request by the applicant and owners of the property to replace the existing zoning with a new Planned Development zoning.
6. Consider action to approve minutes of the February 4, 2019 Planning and Zoning meeting.
7. 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. March 1, 2019.



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: 3/4/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Location Map

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	2/19/2019	Exhibit



Item No. 3.

Planning Commission
Agenda
Staff Report

Meeting Date: 3/4/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

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

SUMMARY:

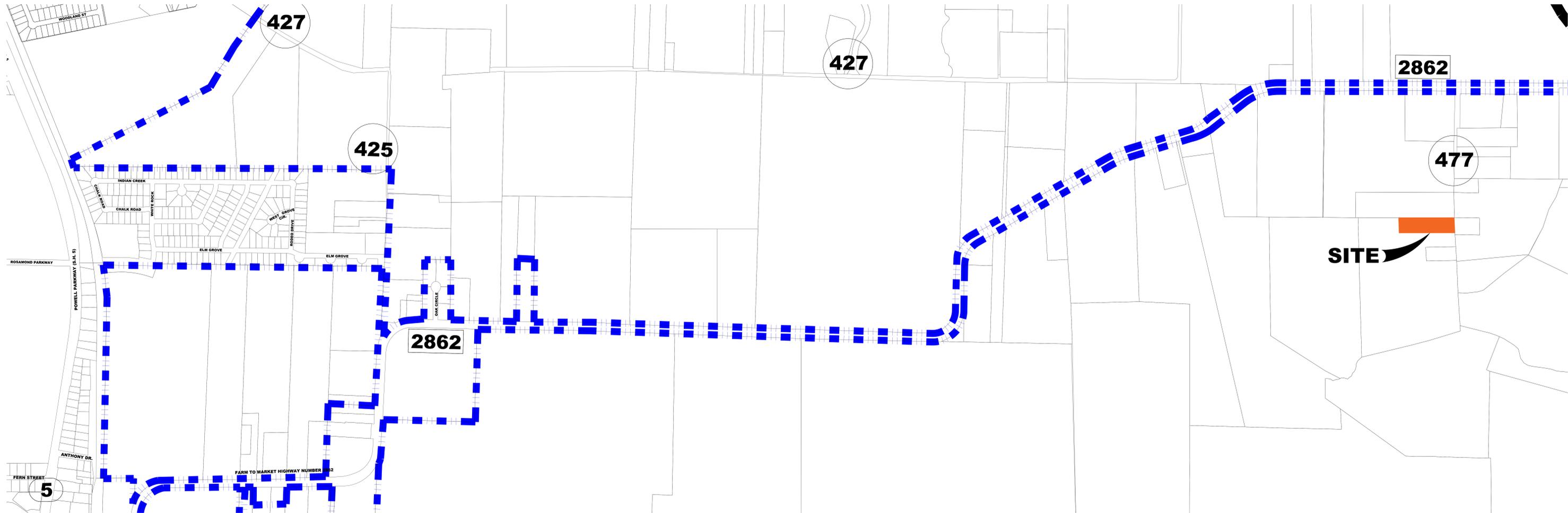
The development plat for your review is located within Anna's extra territorial jurisdiction and is located off of the Southwestern side of County Road 477 and FM 2862. The tract is in the James Fisher Survey, Abstract No. 305 and contains 2.0 acres of land. The owner is proposing to put a new home, garage, and shop. The submittal meets the City of Anna development plat requirements.

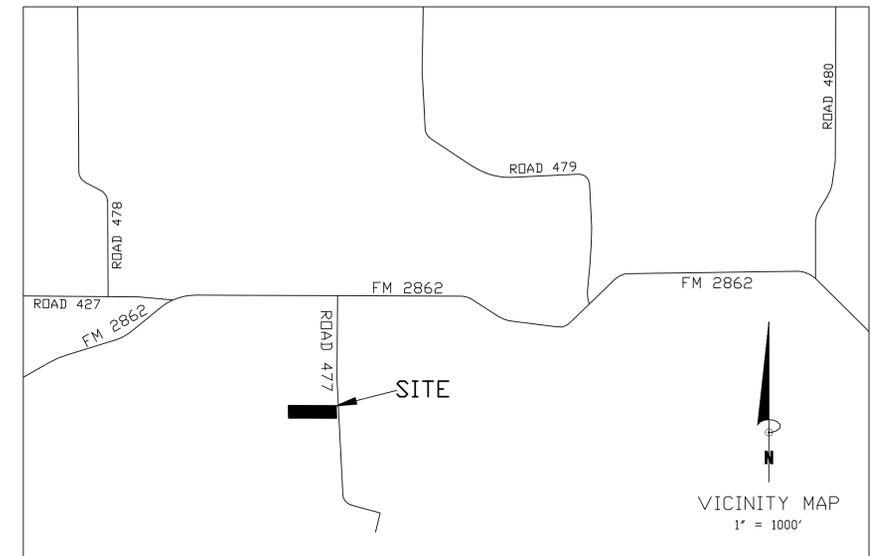
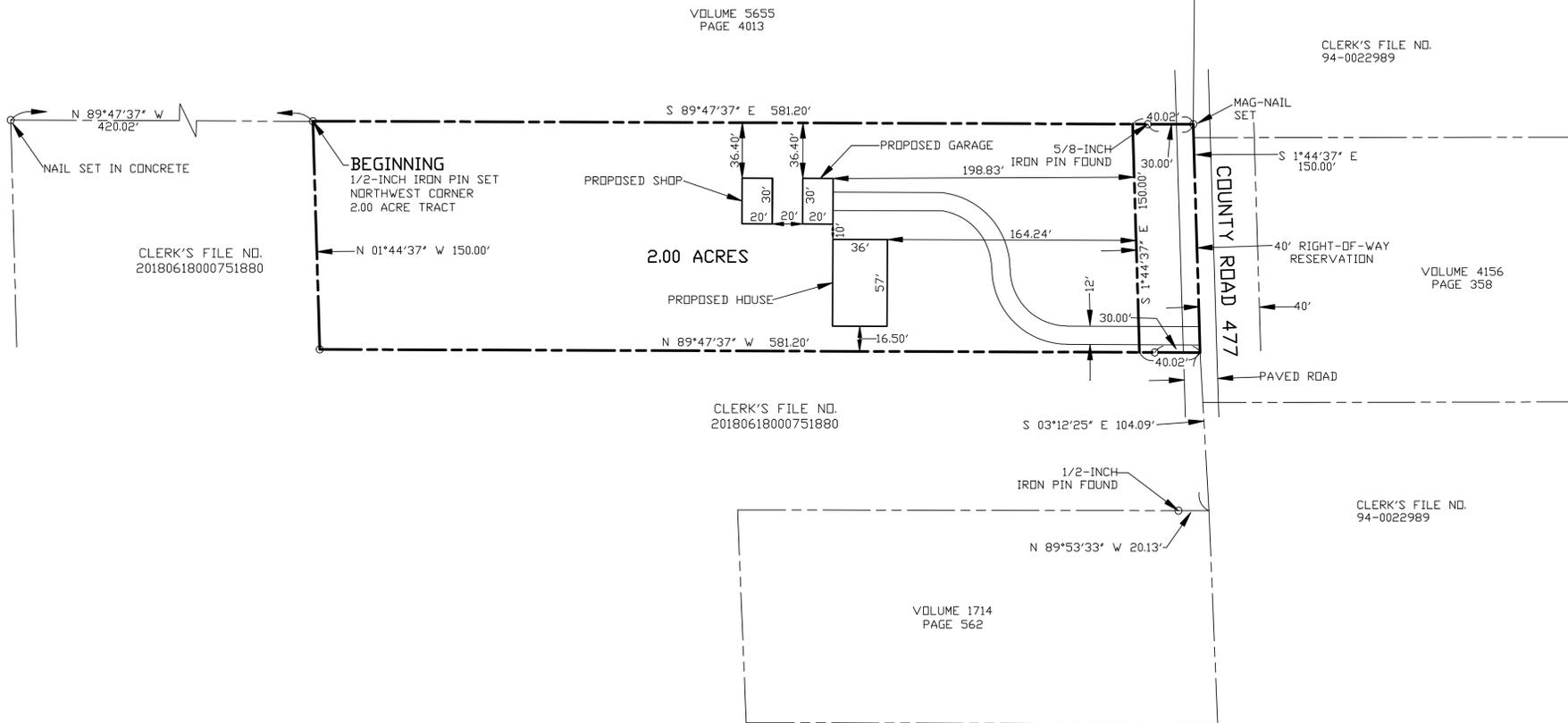
STAFF RECOMMENDATION:

Approval of the Bridges Addition Development Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	2/12/2019	Exhibit
Development Plat	2/12/2019	Exhibit





DESCRIPTION 2.00 ACRES
 SITUATED in Collin County, Texas, in the James Fisher Survey, Abstract No. 305, being a survey of the 2.00 acre tract described in a deed from Billie Joe Lindsey to Carolyn Kay Bridges, recorded in Volume 4426, Page 3933 of the Collin County deed records, being described by metes and bounds as follows:
 BEGINNING at a 1/2-inch iron pin set at the north-northeast corner of the 26.20 acre tract recorded as Clerk's File No. 20180618000751880 and the northwest corner of said 2.00 acre tract; a nail set in concrete at the northwest corner of said 26.20 acre tract bears North 89°47'37" West, 420.02 feet;
 THENCE South 89°47'37" East, with the north line of said 2.00 acre, passing an 5/8-inch iron pin found at 551.20' and continuing in all, 581.20 feet to a mag-nail set at the northeast corner of said 2.00 acre tract in County Road 477(north-south paved road);
 THENCE South 1°44'37" East, with said County Road 477 and with the east line of said 2.00 acre tract, 150.00 feet to a point at the southeast corner of said 2.00 acre tract and the east-northeast corner of said 26.20 acre tract; a 1/2-inch iron pin set bears North 89°47'37" West, 30.00 feet;
 THENCE North 89°47'37" West, with the south line said 2.00 acre tract and a north line of said 26.20 acre tract, passing said 1/2-inch iron pin set at 30.00 feet and continuing in all, 581.20 feet to a 1/2-inch iron pin set at the southwest corner of said 2.00 acre tract and the north-inside corner of said 26.20 acre tract;
 THENCE North 01°44'37" West, with the west line of said 2.00 acre tract and with an east line of said 26.20 acre tract, 150.00 feet to the PLACE OF BEGINNING and containing 2.00 acres.

The above described tract was surveyed on the ground and under my supervision.
 Office work completed on February 4, 2019

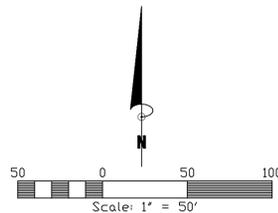
Bruce Geer
 Bruce Geer
 Registered Professional Land Surveyor, No. 4117
 1101 W. University Drive(U.S. Highway 380)
 McKinney, Texas 75069
 972-562-3959
 972-542-5751 fax



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 60d nail found at end of 18th call and 60d nail found at end of 21st call in deed of 27.326 acre tract recorded as clerk's file no. 20140307000214220; These 60d nails found were replaced with a 1/2-inch iron pin set;

Some existing improvements on this 2.00 acre tract are not shown on this survey map.



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

CLERK'S FILE NO.
 94-0022989

VOLUME 4156
 PAGE 358

CLERK'S FILE NO.
 94-0022989

VOLUME 1714
 PAGE 562

CLERK'S FILE NO.
 2015083100101080

CLERK'S FILE NO.
 20140307000214220

OWNER: KENNETH BRIDGES
 3622 LA PALOMA
 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

LEGEND

○ 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

DEVELOPMENT PLAT
BRIDGES
ADDITION
 CITY OF ANNA
 2.00 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: 3/4/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Camden Parc Phase 4 Final Plat.

SUMMARY:

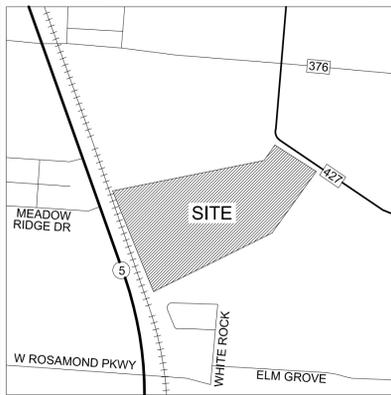
The Camden Parc Phase 4 Final Plat is located in the J.C. Brantley Survey, Abstract No. 114. The plat contains approximately 47.99 acres covering a section of land East of Highway 5 and to the South of Phase 1 and 2 of Camden Parc that will consist of 165 lots. A letter concerning drainage has been included.

STAFF RECOMMENDATION:

Approval of the Camden Parc Phase 4 Final Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	2/12/2019	Exhibit
Final Plat	2/19/2019	Exhibit
Drainage Letter	2/12/2019	Exhibit



GENERAL NOTES:

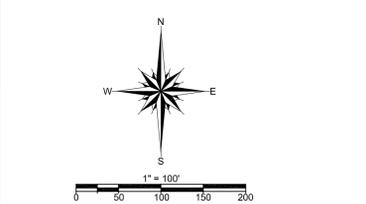
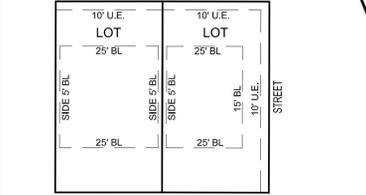
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF ANNA, COMMUNITY NUMBER 480132 EFFECTIVE DATE 6-2-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 160 J OF SAID MAP.
3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 165 RESIDENTIAL LOTS, 1 X LOT AND 4 HOA TRACTS.
4. A 6" HIGH MASONRY FENCE AND AN 8' WIDE SIDEWALK/TRAIL REQUIRED ALONG LINDSEY LANE.
5. 10' UTILITY EASEMENT TO BE PLATTED ALONG ALL STREET R.O.W.(S).
6. NO DRIVEWAY ACCESS WILL BE ALLOWED ONTO EXISTING OR FUTURE COUNTY ROAD 427 FROM RESIDENTIAL LOTS 1-13, BLOCK A, LOT 1, BLOCK B AND LOT 15, BLOCK C.
7. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED.
8. ALL HOA TRACTS TO BE MAINTAINED BY HOA.
9. RETAINING WALLS SHALL BE MAINTAINED BY THE HOA.
10. EXISTING LIFT STATION LOCATED ON LOT 12-X, BLOCK C.
11. ACCESS TO THIS PHASE IS CONTINGENT UPON ACCEPTANCE OF PHASE 2 BY THE CITY OF ANNA.

VICINITY MAP
1" = 1,000'



CALLLED: 9.240 ACRES
DALLAS AREA RAPID TRANSIT
VOL. 5443, PG. 5532
D.R.C.C.T.

TYPICAL LOT SETBACK AND UTILITY ESMT.
CONFIGURATION UNLESS OTHERWISE NOTED



- LEGEND**
- NAD 83 = NORTH AMERICAN DATUM 1983
 - R.O.W. = RIGHT OF WAY
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.W.E. = PRIVATE WALL EASEMENT
 - F.E. = FENCE EASEMENT
 - V.A.M.E. = VISIBILITY, ACCESS & MAINTENANCE EASEMENT
 - S.M.E. = SIDEWALK MAINTENANCE EASEMENT
 - BL. = BUILDING LINE
 - POB = POINT OF BEGINNING
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - CAPIRF = CAPPED IRON ROD FOUND
 - CAPIRS = CAPPED IRON ROD SET
 - INST. NO. = INSTRUMENT NUMBER
 - D.R.C.C.T. = DEED RECORDS DENTON COUNTY TEXAS
 - (A) = BLOCK DESIGNATION
 - (C) = R.O.W. CENTERLINE

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
COOPERZADEH II, LLC
9400 NORTH CENTRAL EXPRESSWAY, SUITE 475
DALLAS, TX 75231
PHONE: (972) 331-9637
CONTACT: TED ZADEH

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORPORATION
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: (972) 691-6633
TBPE FIRM #605

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	83.54'	83.39'	N 60°11'10" W	11°57'58"
C2	300.00'	114.65'	113.95'	N 55°13'16" W	21°53'45"
C3	1000.00'	487.92'	483.09'	S 49°46'30" W	27°57'20"
C4	850.00'	171.46'	171.17'	N 26°53'20" W	11°33'27"
C5	1000.00'	119.85'	119.78'	N 17°40'37" W	6°52'00"
C6	1000.00'	100.04'	100.00'	N 29°05'28" W	5°43'55"
C7	1000.00'	199.69'	199.36'	N 26°14'11" W	11°26'30"
C8	500.00'	5.38'	5.38'	S 26°32'01" E	0°37'00"
C9	2000.00'	134.98'	134.95'	N 28°09'31" W	3°52'01"
C10	1000.00'	328.47'	327.00'	N 20°40'55" W	18°49'13"
C11	2000.00'	154.93'	154.90'	N 28°26'40" W	4°26'19"
C12	1000.00'	338.45'	336.84'	N 20°58'04" W	19°23'31"
C13	200.00'	63.49'	63.22'	N 26°42'12" E	18°11'16"
C14	200.00'	62.99'	62.73'	N 44°57'45" E	18°02'42"
C15	200.00'	63.49'	63.22'	N 44°53'28" E	18°11'16"
C16	860.00'	251.89'	250.99'	N 49°01'10" W	16°46'54"

LINE	BEARING	DISTANCE
L1	S 44°34'54" E	39.19'
L2	S 66°10'09" E	21.99'
L3	S 28°56'13" W	13.11'
L4	S 57°08'38" E	14.40'
L5	S 18°35'32" W	28.83'
L6	S 14°39'06" E	56.22'
L7	S 17°33'17" E	65.55'
L8	S 21°11'08" E	65.57'
L9	S 25°09'06" E	65.55'
L10	S 29°10'26" E	66.09'
L11	S 20°47'43" E	74.69'
L12	S 27°37'32" E	62.02'
L13	S 27°53'20" E	18.33'
L14	S 27°07'14" E	45.68'
L15	S 26°13'31" E	204.72'
L16	N 26°13'31" W	70.16'
L17	N 32°17'43" W	60.34'
L18	N 34°03'57" W	33.58'
L19	N 30°47'57" W	30.05'
L20	S 19°14'44" E	52.88'
L21	N 35°47'50" E	20.65'
L22	N 35°39'16" E	20.32'
L23	N 35°47'50" E	56.77'
L24	N 35°47'50" E	21.63'

OWNERS CERTIFICATE

WHEREAS, COOPERZADEH II, LLC, owner of all that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being a part of the J.C. Brantley Survey, Abstract number 114 and also being all of that called 48.004 acre tract of land described in deed to COOPERZADEH II, LLC recorded in Instrument Number 2017-0214000201010, Official Public Records, Collin County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in County Road 427 and also being the most Easterly Southeast corner of a called 57.48 acre tract of land described in deed to Anna 190, LLC recorded in Instrument Number 2014-0422000386740, Official Public Records, Collin County, Texas;

THENCE along said County Road 427, South 57 degrees 34 minutes 14 seconds East, 577.13 feet to a 1/2 inch iron rod found; THENCE South 34 degrees 59 minutes 53 seconds West, 46.36 feet to a capped iron rod set stamped "KAZ";

THENCE South 35 degrees 47 minutes 50 seconds West, 845.37 feet to a 1/2 inch iron rod found;

THENCE South 63 degrees 45 minutes 09 seconds West, 1558.88 feet to a 1/2 inch iron rod found in the East line of that tract of land described in deed to Dallas Area Rapid Transit (DART) recorded in Volume 5443, Page 5532, Official Public Records, Collin County, Texas;

THENCE along said East line, North 22 degrees 12 minutes 01 seconds West, 1278.03 feet to a 1/2 inch iron rod found at the Southwest corner of the aforementioned 57.48 acre tract;

THENCE along the common line of said 57.48 acre tract and this tract, North 78 degrees 42 minutes 21 seconds East, 1821.66 feet to a 1/2 inch iron rod found at an angle point of said 57.48 acre tract and this tract;

THENCE continuing along said common line, North 35 degrees 08 minutes 43 seconds East, 223.08 feet to the PLACE OF BEGINNING and containing 47.99 acres of land more or less;

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT COOPERZADEH II, LLC, does hereby adopt this plat, designating the herein above described property as CAMDEN PARC IN ANNA - PHASE 4, an Addition to the City of Anna, Collin County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and 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 may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining an adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance of service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand at _____, Texas, this _____ day of _____, 2019.
COOPERZADEH II, LLC

TED ZADEH

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TED ZADEH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

I, MICHAEL R. KERSTEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS AND SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ANNA, COLLIN COUNTY, TEXAS.

MICHAEL R. KERSTEN, P.L.S. # 6677 DATE _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

Approved this _____ day of _____, 2019, by the City Council of the City of Anna, Texas.

Mayor

City Secretary

1720 WESTMINSTER DENTON, TX 76205 (940) 382-3446
JOB NUMBER: 140544-FP
DRAWN BY: TK, MMF
DATE: 2-11-2019
R.P.L.S.
MICHAEL R. KERSTEN

FINAL PLAT
CAMDEN PARC IN ANNA, PHASE 4
BEING 165 RESIDENTIAL LOTS, 1 X LOT & 4 HOA TRACTS, OUT OF 47.99 ACRES IN THE J.C. BRANTLEY SURVEY, ABSTRACT NO. 114, CITY OF ANNA, COLLIN COUNTY, TEXAS.



CCM ENGINEERING

2570 FM 407 STE. 209, Highland Village, TX 75077

Office: 972-691-6605

TBPE FIRM #605

September 4, 2018

Joseph Johnson, PE
City of Anna Public Works
3223 N. Powell Parkway
Anna, TX 75409

RE: Camden Parc in Anna Phase 4
Drainage Impact

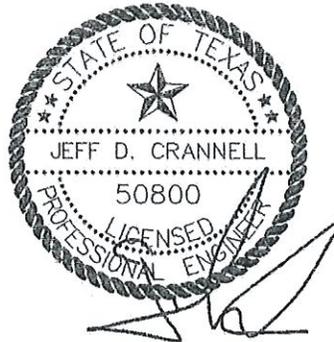
Mr. Johnson,

I am the engineer of record for the above-referenced project. This development, as designed, will not damage downstream properties due to the development's impact on off-site drainage.

If you have any questions or need additional information, please call our office.

Sincerely,

Jeff D. Crannell, P.E.
TBPE FIRM #605



9/4/18

Transmittal

To: Mr. Joseph Johnson
City of Anna
3223 North Powell Parkway
Anna, TX 75409

From: Josh Ibarra

CC:

Date: 9/12/2018

Re: Camden Parc In Anna Phase 4-- 4th Civil Engineering Submittal

For Your Review For Your Approval Per Your Request For Your Records

Preliminary Plans Preliminary Plat Approved Plans Final Plat Invoice

Attached is our set of civil engineering plans for Camden Parc Phase 4. The following items are attached:

- 4 copies (24"x36") of Construction Plans for Camden Parc Phase 4
- 4 copies (11"x17") of Construction Plans for Camden Parc Phase 4
- 2 CDs with PDF copies of Construction Plans
- Response Letter
- Drainage Impact Letter
- Drainage Report supplemental documentation
- Plan Submittal Checklist

Feel free to contact me if there are any questions or if you need anything else from us. Thanks so much for your help.

Sincerely,



Josh Ibarra
Crannell, Crannell & Martin Engineering
2570 FM 407, Suite 209
Highland Village, TX 75077
972-691-6633
josh@ccm-eng.com



Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 3/4/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

A) Conduct a public hearing to consider public comments regarding a request by Don Collins, the representative for Kyle and Wendy Rollins, the owners of the property. The property is currently zoned Agriculture (AG). The applicant requests to replace the existing zoning to a proposed Planned Development for Multi-Family. The property is located at 1220 S Powell Pkwy and is generally located West of S Powell Pkwy and South of W White St.

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

SUMMARY:

This proposed zoning request for multi-family is generally in compliance with the "Proposed Comprehensive Plan and the existing Comprehensive Plan" for Anna. The variation is that the Plans show commercial uses adjacent to Powell Parkway instead of Multi-family. A significant part of this property is covered by flood plain. Two stock ponds also occupy part of this property as well as Slayter Creek forming the west property line.

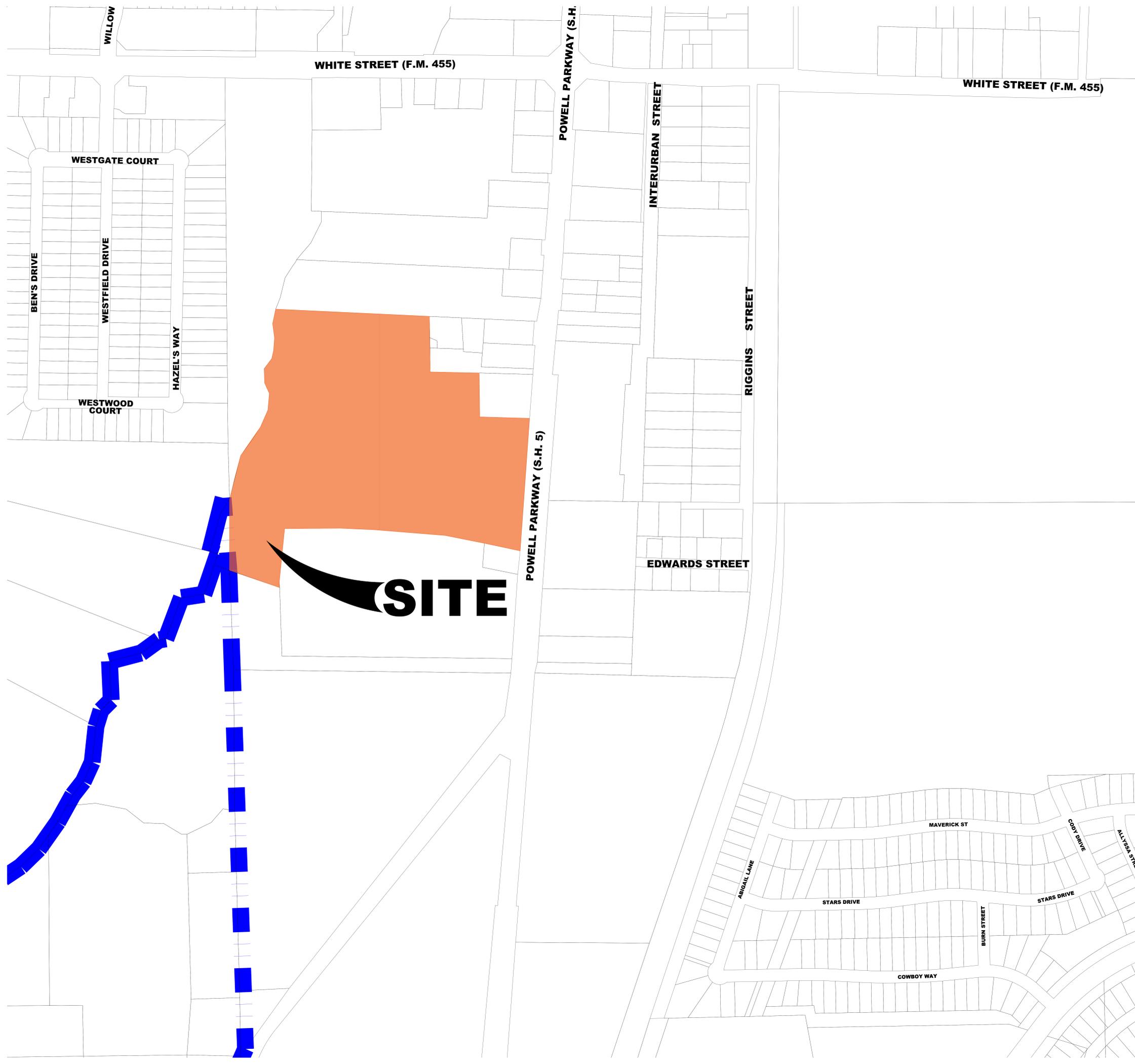
From a land use standpoint this property is buffered from single family development by the Slayter Creek buffer on the west (heavily treed), existing multi-family property on the south, open commercial property on the north and east. Powell Parkway forms part of the eastern boundary. The standards proposed closely resemble other recently approved multi-family zonings to the south and the "Palladium" Development. No concept plan accompanies this planned development, however, one is required with elevations prior to civil plan submittals.

STAFF RECOMMENDATION:

Approval of the proposed Planned Development.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	2/19/2019	Exhibit
Proposed Planned Development Ordinance	2/28/2019	Exhibit



WILLOW

WHITE STREET (F.M. 455)

WHITE STREET (F.M. 455)

WESTGATE COURT

BEN'S DRIVE

WESTFIELD DRIVE

HAZEL'S WAY

WESTWOOD COURT

POWELL PARKWAY (S.H. 5)

INTERURBAN STREET

RIGGINS STREET

POWELL PARKWAY (S.H. 5)

EDWARDS STREET

SITE

MAVERICK ST

STARS DRIVE

COWBOY WAY

ABIGAIL LANE

BURN STREET

CODY DRIVE

ALLSPA STR.

STARS DRIVE

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located at 1220 South Powell Pkwy)

ORDINANCE NO. _____

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

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

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

WHEREAS, said Property generally located on the west side of South Powell Parkway at 1220 South Powell Pkwy being rezoned from Agricultural (AG) to Planned Development (PD) zoning; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit A from Agricultural (AG) to Planned Development (PD) zoning. The Planned Development (PD) zoning regulations limit the use of the Property or any part thereof to those permitted in the Multi-Family (MF-2) zoning district.

- A. Multi-family Units: The Multifamily uses within the subject property shall be developed in accordance with the “MF-2 – Multiple Family Residential” regulations of the City of Anna Zoning Ordinance as presently exist or as they may be amended. A maximum of twenty-five (25) units per gross acre of land shall be permitted.

Additionally, multifamily units shall be developed in accordance with the following criteria:

- i. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.
- ii. Required Parking: Parking requirements for multifamily development areas shall be one and one-half (1.5) spaces per one-bedroom and efficiency units and two (2) spaces per two or more bedroom units.
- iii. Minimum Dwelling: The minimum floor area for multifamily units with one bedroom shall be six hundred (600) square feet, exclusive of garages, open breezeways and porticos.
- iv. Lot Coverage and Open Space: In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
 - a. All MF units must be located within six hundred feet (600') of a usable open space area. The Planning & Zoning Commission may approve this distance to be increased to up to one thousand two hundred feet (1,200') if the shape of the MF development is irregular or if existing trees/vegetation on the site can be preserved by increasing the distance.
 - b. Within useable open space areas, there shall be at least one (1) tree for every one thousand (1,000) square feet of space. New trees planted to meet this requirement shall be a minimum of three inches (3") in caliper.
 - c. Individual usable open space areas shall be at least twenty thousand (20,000) square feet in size. Useable open space must be a minimum of fifty feet (50') wide and must have no slope greater than ten percent (10%). At the time of Site Plan approval, the Planning & Zoning Commission may approve, full or partial credit for open areas that exceed the 10% maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.
 - d. Pools, tennis courts, walkways, patios and similar outdoor amenities may be located within areas designated as useable open space. Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lots, overhead electrical transmission lines and easements, drainage channels and antennas may not be included in calculating useable open space.
- v. Lot Width: The minimum width of any lot shall not be less than fifty (50) feet.
- vi. Lot Depth: The minimum depth of any lot shall not be less than one hundred twenty (120) feet.
- vii. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

- viii. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty-five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. If a side yard is adjacent to a single family residential district, there shall be a twenty-five (25) foot setback and a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- ix. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet. If a rear yard is adjacent to a single family residential district, there shall be a sixty (60) foot setback from the adjacent property line for buildings in excess of one story in height.
- x. Maximum Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Chimneys, antennae and other architectural projections not used for human occupancy may extend five (5) feet above this height limit.
- xi. Screening Requirements: Border fencing of masonry construction (approved by the City) of not less than eight feet in height shall be installed by the builder at the time of construction of any Multi-family complex, along the property line on any perimeter not abutting a creek, public street or right-of-way. This fence shall be maintained throughout the existence of the multi-family complex by the owner of the complex.
- xii. Staggered Wall Line: Front elevation walls must have a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building.
- xiii. Masonry Requirements: All principal multi-family buildings and structures shall have at least ninety percent (90%) of the total exterior walls above grade level, excluding doors and windows, and recessed balcony areas constructed of acceptable masonry wall construction, in accordance with the City's building code and fire prevention code.
- xiv. A minimum of seventy-five (75) percent of the parking spaces must be covered, of which twenty (20) percent must be garages. Garages for resident parking shall be the same or similar to the façade materials of the main structures.
- xv. The building must have roof articulation approved by the Planning Director. The main roof plane shall not occupy more than seventy (70) percent of the plane.
- xvi. The Club House must be constructed during the construction of the first phase of the planned development to receive a certificate of occupancy.
- xvii. The water and sewer service for this property must be approved by the City.
- xviii. The property must be platted and filed with the County prior to the issuance of a building permit.

xix. Any structure over 6,000 square feet shall be sprinkled. Additionally, firewalls required by code or recommendations from the Fire Chief will be addressed during plan review.

B. Prior to the development of civil plans, a conceptual site plan with building elevations shall be submitted and approved by the Planning and Zoning Commission and City Council.

Section 3. **Official Zoning Map**

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

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

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

Section 5. **Penalty**

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

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

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

PASSED by the City Council of the City of Anna, Texas this 12th day of March 2019.

ATTESTED:

APPROVED:

Carrie L. Smith, City Secretary

Nate Pike, Mayor



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 3/4/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Meeting Minutes	2/19/2019	Exhibit

**MINUTES
PLANNING AND ZONING COMMISSION
February 4, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on February 4, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:01 pm. Members present were Sandy Setliff, Wayne Barton, Janine Johnson, Leslie Voss, and Danny Ussery. Don Callaham and Donald Henke were absent. Staff present was Maurice Schwanke and Alexis Vanderslice.

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 Anna Crossing Phase 1C Preliminary Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The Anna Crossing Phase 1C preliminary plat contains 49.433 acres located in the Granderson Stark Survey, Abstract No. 798. This tract is located on the Northeast corner of Highway 5 and East Foster Crossing Rd, just South of Anna Crossing Phase 1B. The preliminary plat is for 101 residential lots, seven HOA tracts, and two future commercial tracts. The tract of land was recently rezoned with a PD to allow for a Single Family (SF-72) District and a Commercial C-1 District. The commercial component will be submitted at a later date. Any remaining comments for the utilities and easements will be addressed during the civil reviews and final plat.

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

4. Consider/Discuss/Action on recommendation regarding a site and landscape plan for Texoma Fed located on the Northeast corner of Highway 75 and Hackberry Dr.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is located on the Northeast corner of Highway 75 and Hackberry Dr. Also known as Lot 8, Block A, on the Anna Town Center Addition Final Plat. The site contains approximately 14.895 acres of land that are zoned PD for commercial uses. Planned for the site is the Texoma Fed medical office building with an imaging center.

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

5. Consider/Discuss/Action on recommendation regarding a site and landscape plan for Walmart Anna Addition Lots 2 & 3 (Starbucks) located on the Northeast corner of Highway 75 and White St.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is located on the Northeast corner of Highway 75 and White St. The site contains approximately 2.11 acres of land that are zoned PD for commercial uses. Planned for the site is Starbucks and a proposed retail center.

A motion was made by Commissioner Setliff, seconded by Commissioner Voss, to recommend approval of the site and landscape plan. Commissioners Setliff, Voss, Ussery, and Johnson voted yes, while Commissioner Barton voted no. The site and landscape plan passed with a 4-1 vote.

6. Consider action to approve minutes of the January 7, 2019 Planning and Zoning meeting.

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

7. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Setliff to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:18 pm.

Maurice Schwanke
Director of Planning and Development

ATTEST:
