

**AGENDA
PLANNING AND ZONING COMMISSION
May 6, 2019**

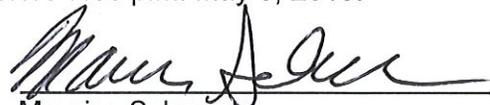
The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on May 6, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

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

Location Map
3. Consider/Discuss/Action on recommendation regarding the Amber Smith Development Plat.
4. Consider/Discuss/Action on recommendation regarding the Jackson Estates Development Plat.
5. Consider/Discuss/Action on recommendation regarding the Pope Development Plat.
6. Consider/Discuss/Action on recommendation regarding the Farrell Development Plat.
7. Consider/Discuss/Action on recommendation regarding the Jackman Real Estate Building Site and Landscape Plan.
8. A) Conduct a public hearing to consider public comments regarding a request by Scot Albert, the representative for Starlight Homes Texas, LLC, the owners of the property. The property is currently zoned by a Planned Development (PD 127-2004). The applicant requests to replace the existing Planned Development with a new Planned Development. The section of property is located in Phase 2 of Sweetwater Crossing, Block C, Lots 8-14.

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.
9. Consider action to approve minutes of the April 8, 2019 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. May 3, 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: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

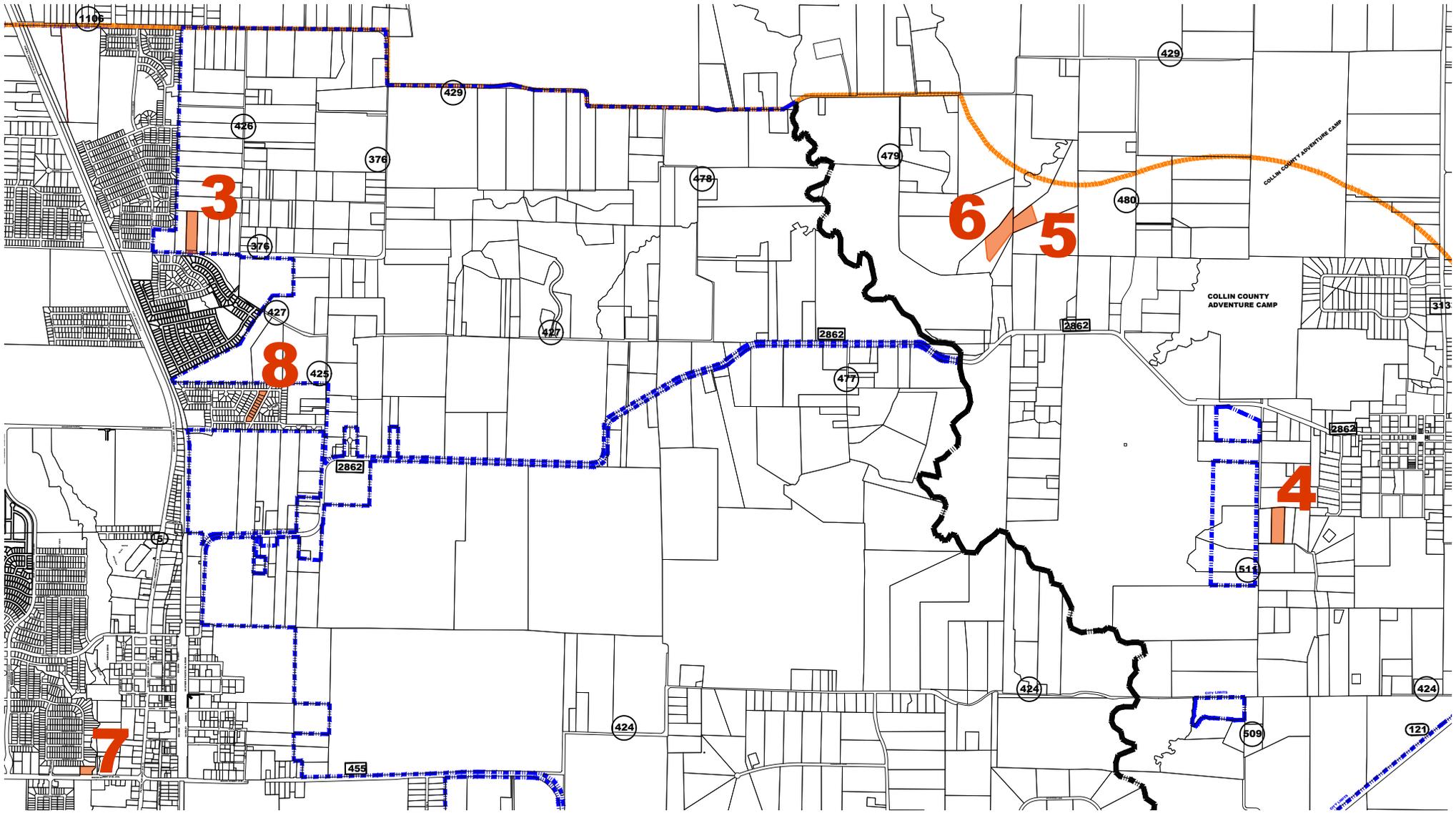
Location Map

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	5/1/2019	Exhibit





Item No. 3.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Amber Smith Homeplace Development Plat.

SUMMARY:

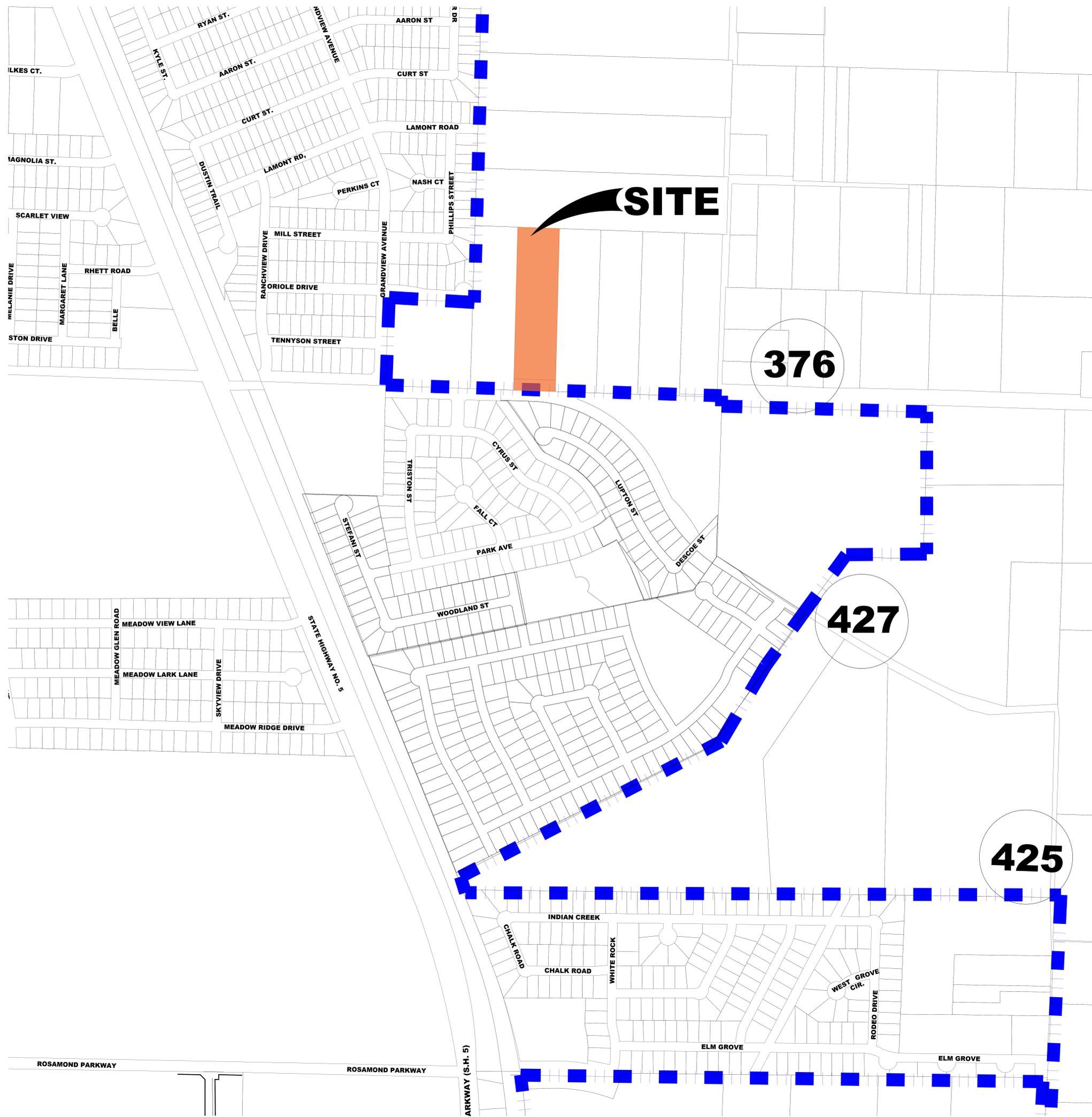
The development plat for your review is located within Anna's extra territorial jurisdiction and is generally known as 1961 County Road 376. The tract is in the Richard Whitaker Survey, Abstract No. 1011 and contains 4.35 acres of land. The owner is proposing to place a mobile home on the property and then in the future build a home, shop, barn and pond. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Approval of the Amber Smith Homeplace Development Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/9/2019	Exhibit
Development Plat	4/9/2019	Exhibit



SITE

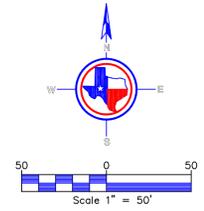
376

427

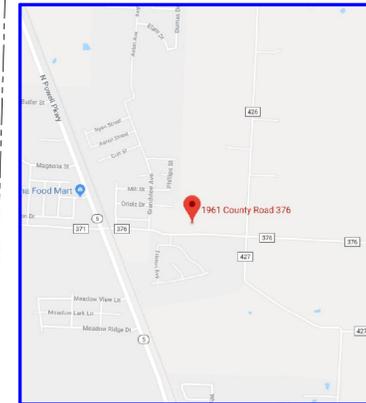
425

FLOOD NOTE

According to my interpretations of the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 45085C0160J, dated June 02, 2009, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.



12983 COUNTY ROAD 426, LLC
INSTRUMENT NO. 20180703000828690
O.P.R.C.C.T.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I hereby certify to Michael Beau Smith, Amber Nichol Smith and the City of Anna, that this plat represents the result of a survey made on the ground on February 11, 2019 and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincher, R.P.L.S.
Signed: April 02, 2019.



PROPERTY DESCRIPTION

Being a tract or parcel of land lying and situated in the RICHARD WHITAKER SURVEY, ABSTRACT NO. 1011, City of Anna, Collin County, Texas, being all of that certain called 4.34 acre tract of land described in a deed to Michael Beau & Amber Nichol Smith, as recorded under Instrument No. 2018101001361950, Official Public Records, Collin County, Texas, same being part of Tract 2, of Collin County Estates, an unrecorded addition to the City of Anna, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod set stamped "RPLS 5633" at the northwest corner of said Tract 2 and Smith Tract, being the northeast corner of that certain tract of land described in deed to Intok Lisai, as recorded in Instrument No. 20180116000058800, Official Public Records, Collin County, Texas, said iron rod being on the south line of that certain tract of land described in deed to 12983 County Road 426, LLC, as recorded in Instrument No. 20180703000828690, Official Public Records, Collin County, Texas;

THENCE South 88° 09' 29" East, along said line, a distance of 229.32 feet to a 5/8" iron rod found for corner at the northeast corner of said Tract 2 and Smith tract, also being the northwest corner of that certain tract of land described in a deed to Glenda L. Young as recorded under Instrument No. 96-0084787, Official Public Records, Collin County, Texas;

THENCE South 01° 36' 02" West, along the east line of said Smith and Tract 2, together with the west line of said Young tract, a distance of 824.82 feet to a 1/2" iron rod found for corner in the north right-of-way line of County Road No. 376 (variable width right-of-way).

THENCE North 88° 06' 45" West, departing said common line, along said right-of-way line, a distance of 229.21 feet to a 1/2" iron rod found for corner in the common line of said Smith tract and said Lisai tract;

THENCE North 01° 35' 36" East, a distance of 824.64 feet along said common line to the POINT OF BEGINNING and containing 189,081 square feet or 4.34 acres of land.

NOTES

1. Directional Control Shown hereon is based on NAD83/CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the WDS "TRIMBLE" RTK GPS Network.
2. This survey was performed without the benefit of a current title commitment and might not portray exceptions that a current title commitment might reveal. No search of encumbrances, right-of-ways or restrictions was performed by surveyor.
3. Proposed highway right-of-way "reservations" shown hereon are approximate and are shown by graphically scaling such "reservations" from map provided by City of Anna Planning and Development Department and create no liability on the part of the surveyor.

DEVELOPMENT PLAT
OF
**AMBER SMITH HOMEPPLACE
DEVELOPMENT PLAT
4.35 ACRES**

LOCATED AT
1961 COUNTY ROAD 376
ANNA, TEXAS 75409
AND BEING SITUATED IN THE
RICHARD WHITAKER SURVEY, ABSTRACT No. 1011
CITY OF ANNA,
COLLIN COUNTY, TEXAS

JOB NO. 1902-1005
FIELDER E.V.D.M.
DRAFTED T.F.
CHECKED T.F.
FINCHER LAND SURVEYING, PLLC
3213 IH-30, SUITE 107
Mesquite, Texas 75150
www.texasrpls.com
TXBPLS FIRM NO. 10194258
PHONE: 903-944-6397
todd@texasrpls.com



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Jackson Estates Development Plat.

SUMMARY:

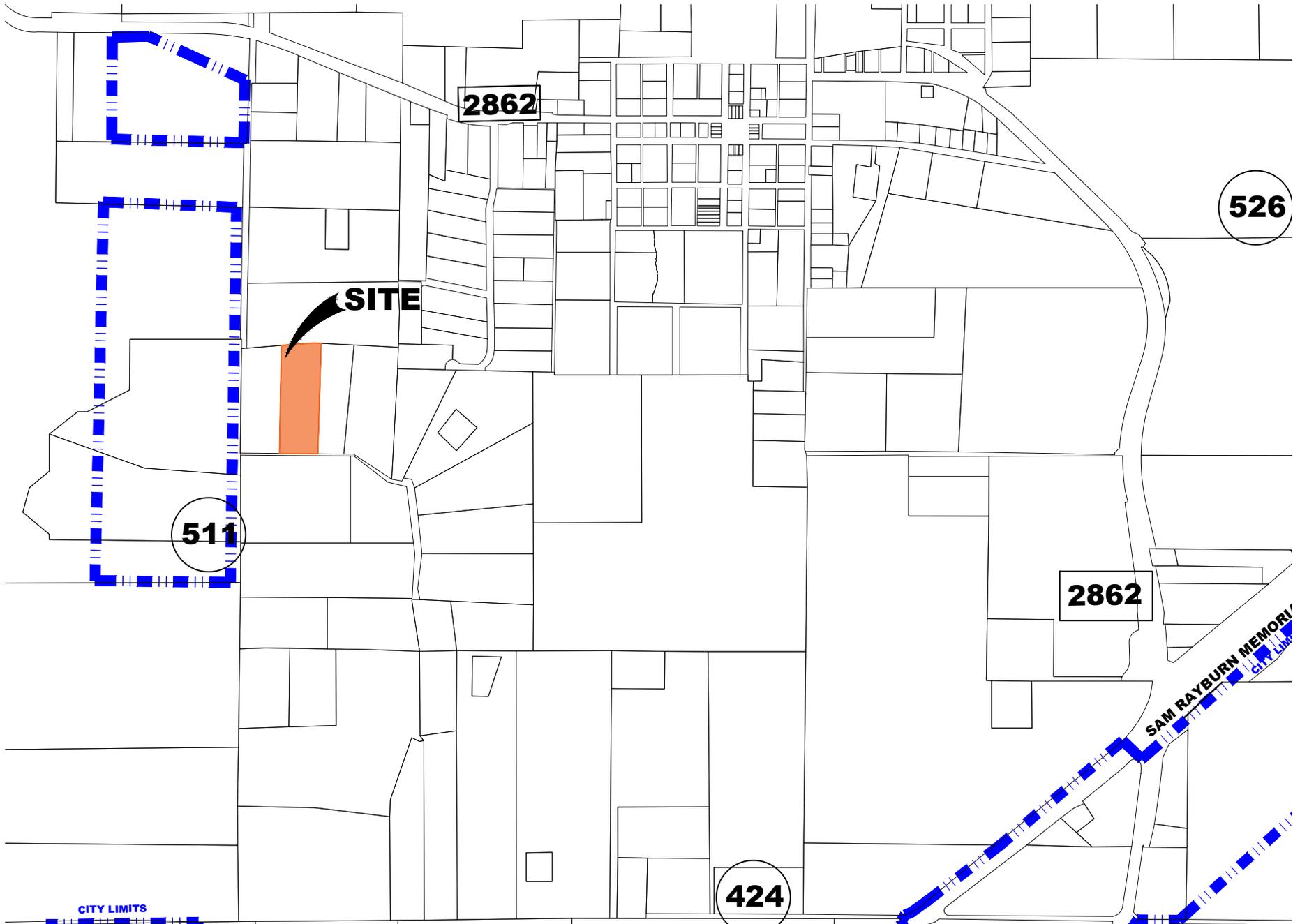
The development plat for your review is located within Anna's extra territorial jurisdiction and is located on the North side of White Oak Circle. The tract is in the John Rowland Survey, Abstract No. 784 and contains 4.716 acres of land. The owner is proposing to put a new home and shed on the property. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Approval of the Jackson Estates Development Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/9/2019	Exhibit
Development Plat	4/9/2019	Exhibit





Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Pope Development Plat.

SUMMARY:

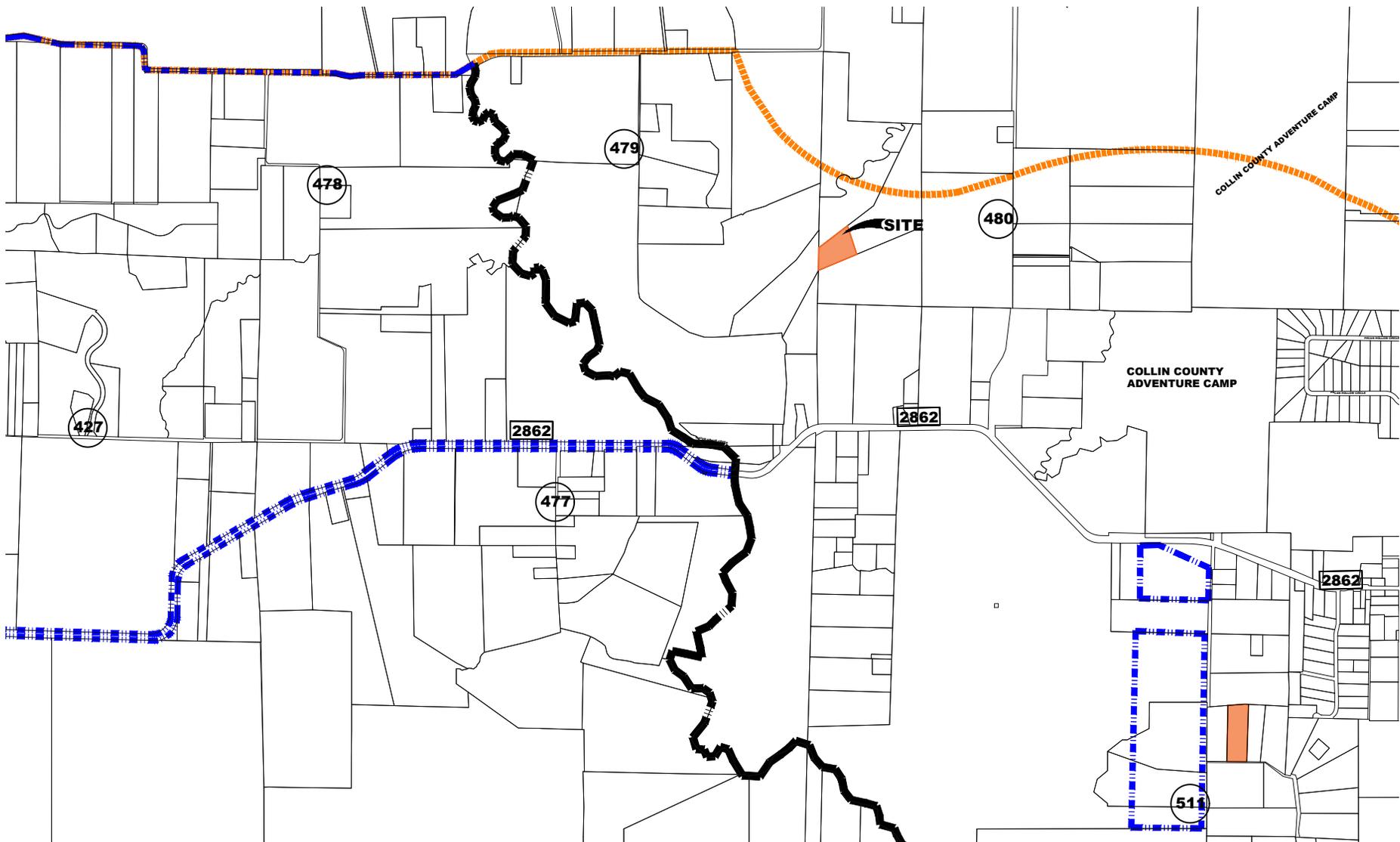
The development plat for your review is located within Anna's extra territorial jurisdiction and is located off of the East side of County Road 479, North of FM 2862. The tract is in the G.W. Daniels Survey, Abstract No. 289 and contains 7.2 acres of land. The owner is proposing to put a new home and shop on the property. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Approval of the Pope Development Plat.

ATTACHMENTS:

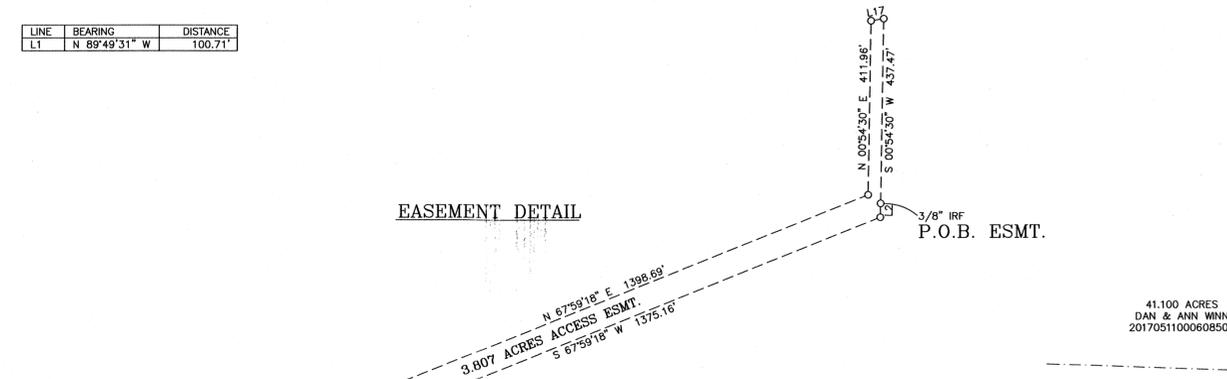
Description	Upload Date	Type
Location Map	4/30/2019	Exhibit
Development Plat	4/30/2019	Exhibit



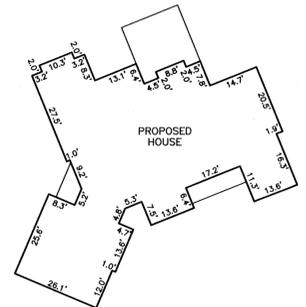
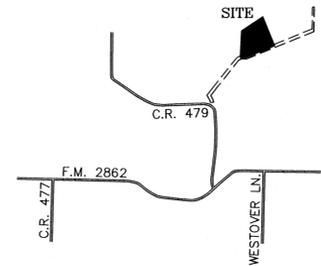
ALL IRON RODS SET UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N 89°49'31" W	100.71'

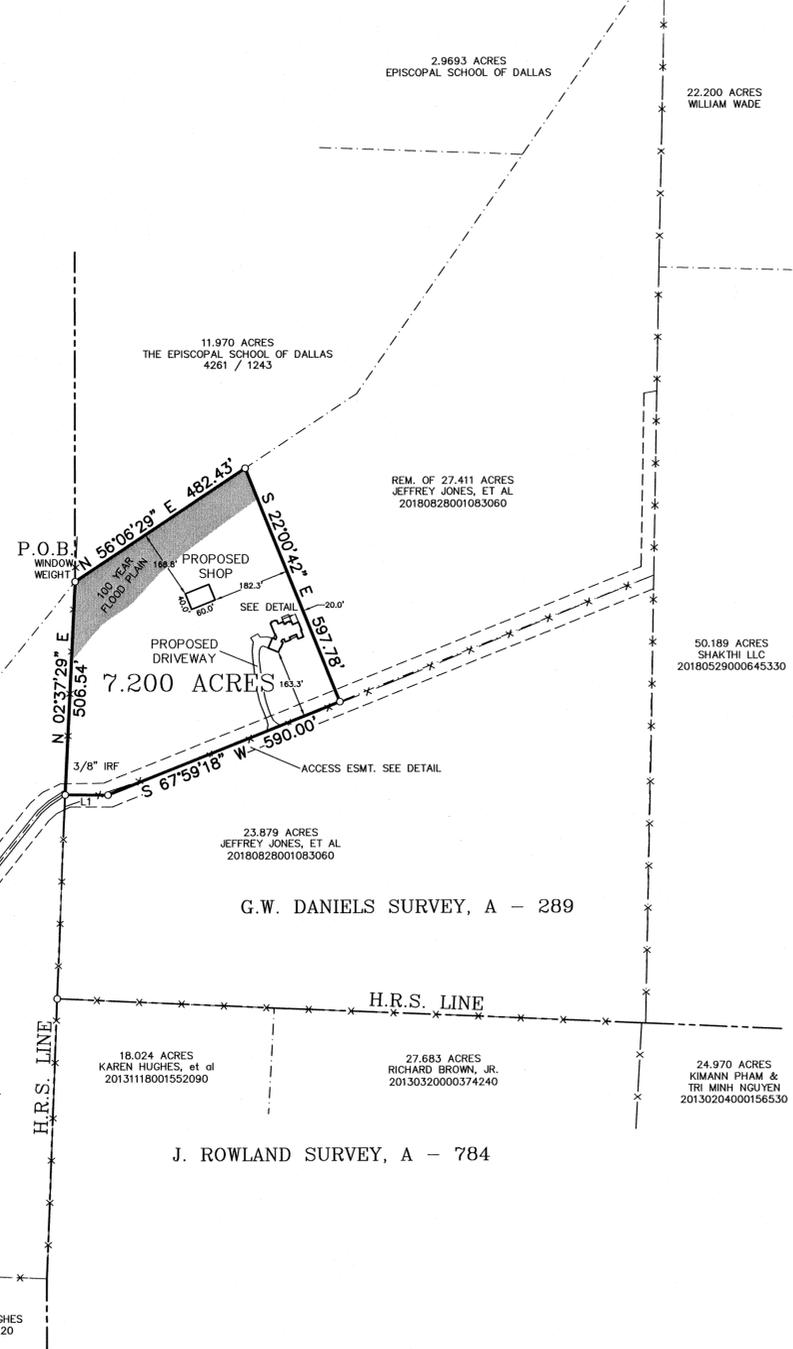
EASEMENT DETAIL



VICINITY MAP



HOUSE DETAIL



LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the G.W. Daniels Survey, Abstract No. 289, being all of a 7.200 acre tract of land as described in a Warranty Deed with Vendor's Lien from Jeffrey L. Jones and Lillian Maley to Johnny Pope and wife, Emily Pope as recorded in/under Clerk's File No. 20190313000261340 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a window weight found for a corner at the northwest corner of said 7.200 acre tract, said Point of Beginning being at the existing southwest corner of an 11.970 acre tract as conveyed to The Episcopal School of Dallas as recorded in Volume 4261 at Page 1243 of the Official Records of Collin County, Texas;

THENCE N 56°06'29" E along the north line of said 7.200 acre tract, a distance of 482.43 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said 7.200 acre tract;

THENCE S 22°00'42" E along the east line of said 7.200 acre tract, a distance of 597.78 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said 7.200 acre tract;

THENCE S 67°59'18" W along a fence and the south line of said 7.200 acre tract, a distance of 590.00 feet to a 3/8 inch iron rod found for a corner;

THENCE N 89°49'31" W along a fence and the south line of said 7.200 acre tract, a distance of 100.71 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 7.200 acre tract;

THENCE N 02°37'29" E along a fence and the west line of said 7.200 acre tract, a distance of 506.54 feet returning to the Point of Beginning and containing 7.200 acres of land.

ACCESS EASEMENT

BEING a tract or parcel of land situated Collin County, Texas, being part of the G.W. Daniels Survey, Abstract No. 289, being part of a 6.972 (Tract 1) acre tract of land, part of a 15.592 (Tract 2) acre tract of land, part of a 23.879 (Tract 3) acre tract of land and part of a 27.411 (Tract 4) acre tract of land as described in a Warranty Deed from Marsha McLean Gifford, Shari Gifford Alvarez and Geoffrey Butte Gifford as recorded in/under Clerk's File No. 20180828001083060 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 3/8 inch iron rod found for a corner at the southeast corner of said 27.411 acre tract, said Point of Beginning being further marked by a 1/2 inch iron rod found at the existing southwest corner of a 50.189 acre tract as conveyed to Shakthi, LLC as recorded in/under Clerk's File No. 20180529000645330 of the Official Records of Collin County, Texas bearing S 01°00'34" W at a distance of 1063.24 feet;

THENCE S 01°00'34" W along a fence and the west line of said 50.189 acre tract, a distance of 32.60 feet to a point;

THENCE S 67°59'18" W a distance of 1375.16 feet to a point;

THENCE S 89°55'10" W a distance of 99.16 feet to a point;

THENCE S 64°23'40" W a distance of 35.70 feet to a point;

THENCE S 48°38'15" W a distance of 25.64 feet to a point;

THENCE S 38°15'12" W a distance of 676.69 feet to a point;

THENCE S 37°52'23" W a distance of 158.14 feet to a point;

THENCE S 28°01'55" E a distance of 87.40 feet to a point;

THENCE S 12°25'54" E a distance of 53.44 feet to a point on the north line of Collin County Road No. 479;

THENCE S 87°34'10" W along the north line of Collin County Road No. 479, a distance of 60.93 feet to a point;

THENCE N 12°25'54" W a distance of 34.64 feet to a point;

THENCE N 28°01'55" W a distance of 67.71 feet to a point;

THENCE N 32°14'29" W a distance of 48.89 feet to a point;

THENCE N 37°52'23" E a distance of 201.17 feet to a point;

THENCE N 38°15'12" E a distance of 682.34 feet to a point;

THENCE N 48°38'15" E a distance of 39.39 feet to a point;

THENCE N 64°23'40" E a distance of 46.23 feet to a point;

THENCE N 89°12'43" E a distance of 102.36 feet to a point;

THENCE N 67°59'18" E a distance of 1398.69 feet to a point;

THENCE N 00°54'30" E a distance of 411.96 feet to a point;

THENCE N 80°17'43" E a distance of 30.25 feet to a point;

THENCE S 00°54'30" W along a fence and the west line of said 50.189 acre tract, a distance of 437.47 feet returning to the Point of Beginning and containing 3.807 acres of land.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens
R.P.L.S. No. 5387



Date: April 22, 2019
Scale: 1" = 200'

- NOTES:**
- Bearings are based on WGS84.
 - Survey performed with benefit of title report, GF No. 1811-07VA, Effective Date: November 19, 2018.
 - According to the Flood Insurance Rate Map No. 48085C0180J and 48085C0090J dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area EXCEPT AS SHOWN. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Easement granted by instrument dated June 4, 1927, executed by R.A. Robertson and L.C. Robertson, his wife to Lone Star Gas Company as recorded in Volume 267 at Page 470 of the Real Property Records of Collin County, Texas *does not affect* the above described tract of land.
 - Easement granted by instrument dated September 8, 1956, executed by R.A. Robertson, Sr. and Lisa C. Robertson, his wife to Collin County Soil Conservation District as recorded in Volume 523 at Page 24 of the Real Property Records of Collin County, Texas *does affect* the above described tract of land. (No specific location described in document.)
 - Easement granted by instrument dated September 23, 1998, executed by Elizabeth Butte Gifford Family Trust to The Episcopal School of Dallas as recorded in Volume 4261 at Page 1258 of the Real Property Records of Collin County, Texas *does affect* the above described tract of land. (No specific location described in document.)

**POPE DEVELOPMENT PLAT
G.W. DANIELS SURVEY, A-289
(7.200 ACRES)
CITY OF ANNA,
COLLIN COUNTY, TEXAS
APRIL, 2019**

Owner:
Johnny & Emily Pope
4311 Cherry Lane
Melissa, TX 75454

Surveyor:
Owens Land Surveying
P.O. Box 1025
2616 Stonewall Street
Greenville, Texas 75403
903-450-9837

SCALE: 1" = 200'

LEGEND

POWER POLE	WATER VALVE	MALIBOX	UNDERGROUND CABLE MARKER	WOOD FENCE
WATER METER	FIRE HYDRANT	CLEAN OUT	BARRIED WIRE FENCE	CHAINLINK FENCE
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL		

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403

DATE: APRIL 22, 2019	SCALE: 1" = 200'
DRAWN BY: B. EBERT	JOB NO.: 20182848



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Farrell Development Plat.

SUMMARY:

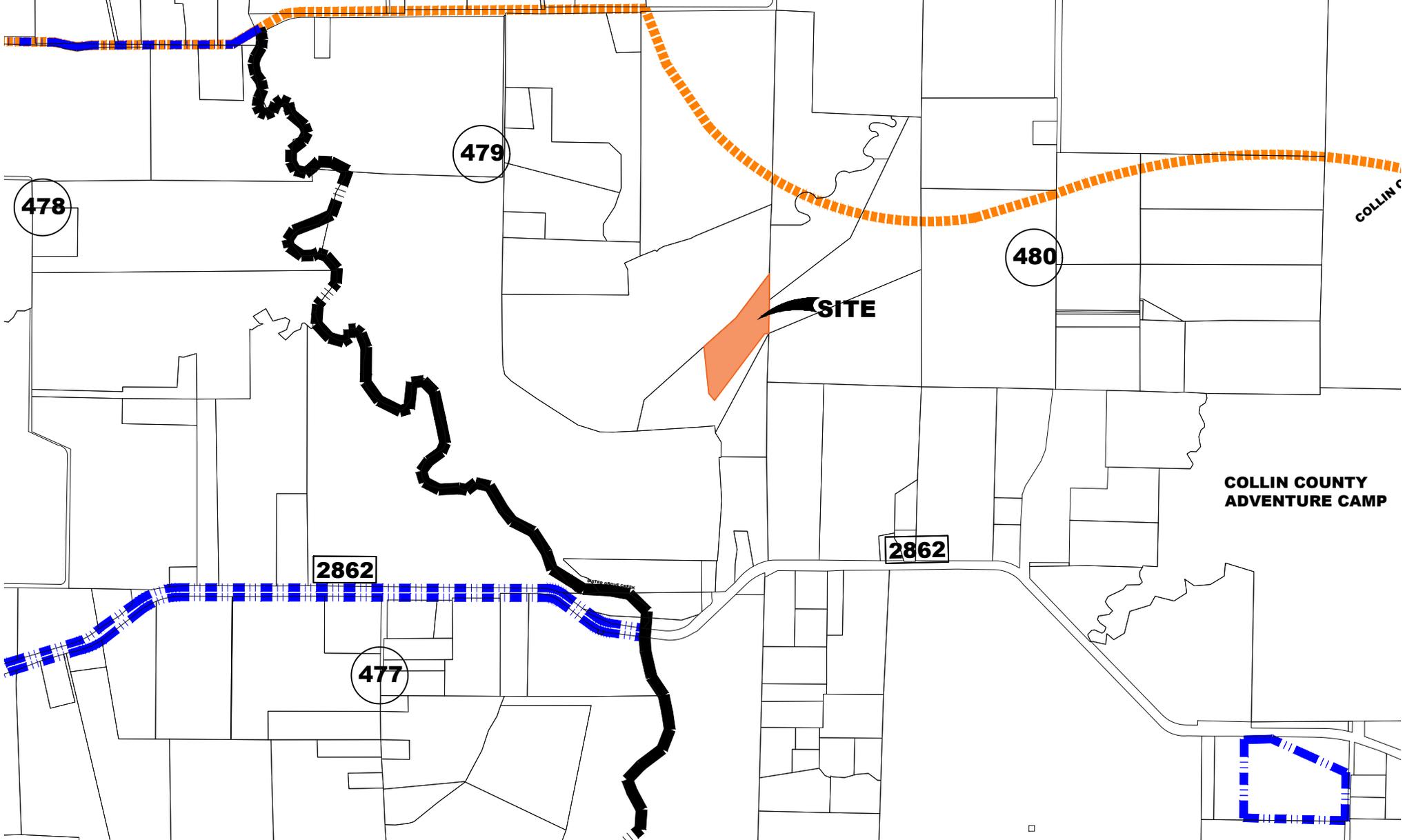
The development plat for your review is located within Anna's extra territorial jurisdiction and is located off of the East side of County Road 479, North of FM 2862. The tract is in the M. R. Roberts Survey, Abstract No. 742 and contains 6.367 acres of land. The owner is proposing to put a new home, barn, and two shops on the property. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Approval of the Farrell Development Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/30/2019	Exhibit
Development Plat	4/30/2019	Exhibit



478

479

480

477

2862

2862

SITE

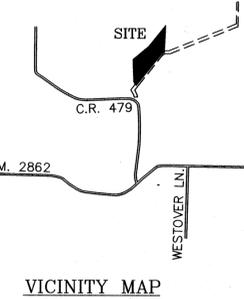
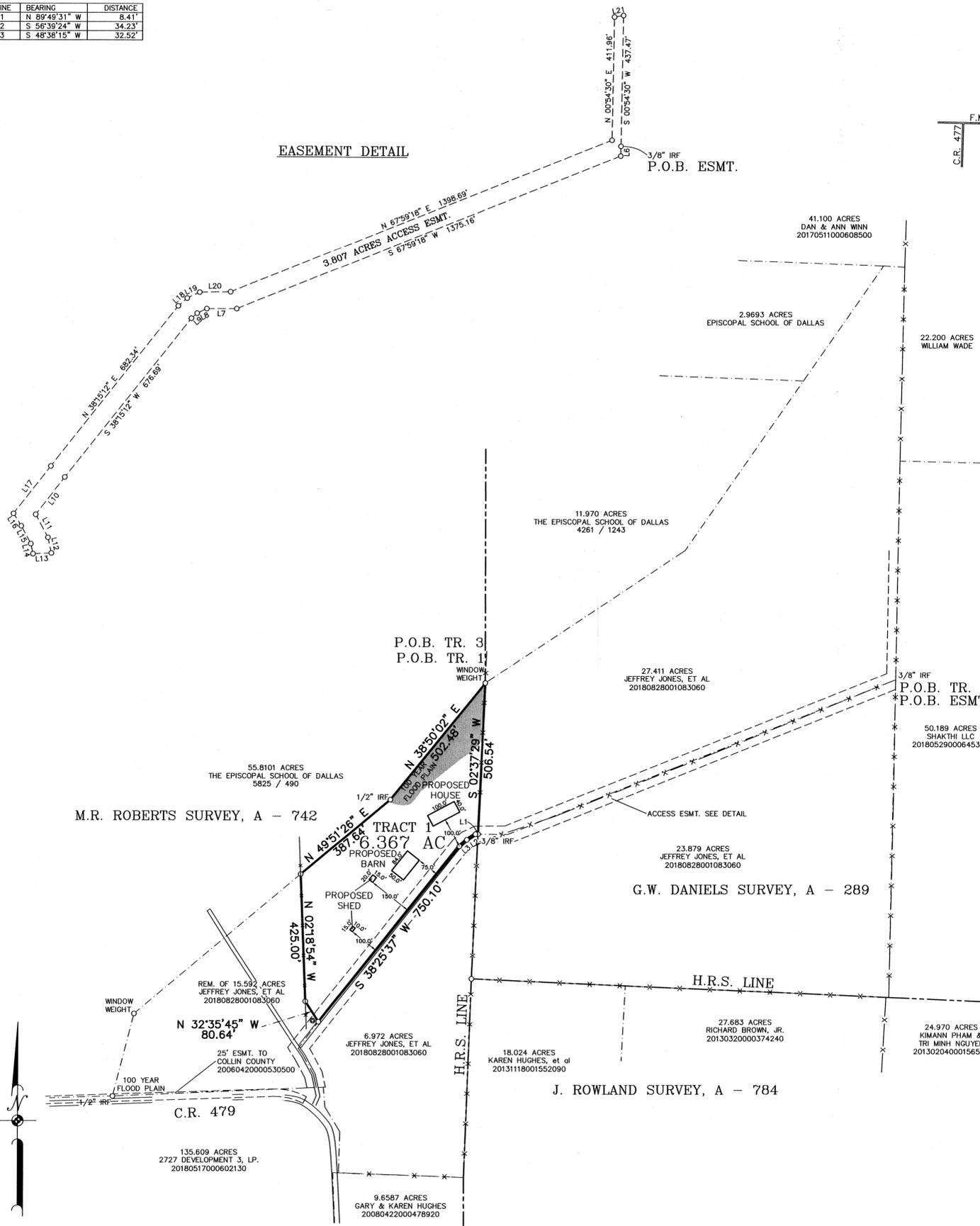
COLLIN COUNTY
ADVENTURE CAMP

COLLIN C

ALL IRON RODS SET UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N 89°49'31" W	8.41'
L2	S 56°39'24" W	34.23'
L3	S 48°38'15" W	32.52'

EASEMENT DETAIL



LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the M.R. Roberts Survey, Abstract No. 742, being part of a 15.592 (Tract 2) acre tract of land as described in a Warranty Deed from Marsha McLean Gifford, Shari Gifford Alvarez and Geoffrey Butte Gifford to Jeffery L. Jones and Lillian Malley as recorded in/under Clerk's File No. 20180828001083060 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a window weight found for a corner at the northeast corner of said 15.592 acre tract, said Point of Beginning being at the existing southeast corner of a 55.8101 acre tract as conveyed to The Episcopal School of Dallas as recorded in Volume 5825 at Page 490 of the Official Records of Collin County, Texas;
 THENCE S 02°37'29" W along the east line of said 15.592 acre tract, a distance of 506.34 feet to a 1/2 inch iron rod set for a corner;
 THENCE N 89°49'31" W a distance of 8.41 feet to a 1/2 inch iron rod set for a corner;
 THENCE S 56°39'24" W a distance of 34.23 feet to a 1/2 inch iron rod set for a corner;
 THENCE S 48°38'15" W a distance of 32.52 feet to a 1/2 inch iron rod set for a corner;
 THENCE S 38°23'37" W a distance of 750.10 feet to a 1/2 inch iron rod set for a corner;
 THENCE N 32°35'45" W a distance of 80.64 feet to a 1/2 inch iron rod set for a corner;
 THENCE N 02°18'54" W along a fence, a distance of 425.00 feet to a 1/2 inch iron rod set for a corner;
 THENCE N 49°51'26" E a distance of 387.64 feet to a 1/2 inch iron rod set for a corner;
 THENCE N 38°50'02" E a distance of 502.48 feet returning to the Point of Beginning and containing 6.367 acres of land.

ACCESS EASEMENT

BEING a tract or parcel of land situated Collin County, Texas, being part of the G.W. Daniels Survey, Abstract No. 289, being part of a 6.972 (Tract 1) acre tract of land, part of a 15.592 (Tract 2) acre tract of land, part of a 23.879 (Tract 3) acre tract of land and part of a 27.411 (Tract 4) acre tract of land as described in a Warranty Deed from Marsha McLean Gifford, Shari Gifford Alvarez and Geoffrey Butte Gifford as recorded in/under Clerk's File No. 20180828001083060 of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 3/8 inch iron rod found for a corner at the southeast corner of said 27.411 acre tract, said Point of Beginning being further marked by a 1/2 inch iron rod found at the existing southwest corner of a 50.189 acre tract as conveyed to Shakhthi, LLC as recorded in/under Clerk's File No. 20180529000645330 of the Official Records of Collin County, Texas bearing S 01°00'34" W a distance of 1063.24 feet;
 THENCE S 01°00'34" W along a fence and the west line of said 50.189 acre tract, a distance of 32.60 feet to a point;
 THENCE S 67°59'18" W a distance of 1375.16 feet to a point;
 THENCE S 89°55'10" W a distance of 99.16 feet to a point;
 THENCE S 64°23'40" W a distance of 35.70 feet to a point;
 THENCE S 48°38'15" W a distance of 25.64 feet to a point;
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 THENCE S 28°01'55" E a distance of 87.40 feet to a point;
 THENCE S 12°25'54" E a distance of 53.44 feet to a point on the north line of Collin County Road No. 479;
 THENCE S 87°34'10" W along the north line of Collin County Road No. 479, a distance of 60.93 feet to a point;
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 THENCE N 64°23'40" E a distance of 46.23 feet to a point;
 THENCE N 89°11'24" E a distance of 102.36 feet to a point;
 THENCE N 67°59'18" E a distance of 1398.69 feet to a point;
 THENCE N 00°54'30" E a distance of 411.96 feet to a point;
 THENCE N 80°17'43" E a distance of 30.25 feet to a point;
 THENCE S 00°54'30" W along a fence and the west line of said 50.189 acre tract, a distance of 437.47 feet returning to the Point of Beginning and containing 3.807 acres of land.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens
 Frank R. Owens
 R.P.L.S. No. 5387



Date: April 22, 2019
 Scale: 1" = 200'

NOTES:

- Bearings are based on WGS84.
- Survey performed with benefit of title report, GF No. 1811-07VA, Effective Date: November 19, 2018.
- According to the Flood Insurance Rate Map No. 4808SC0180J and 4808SC0090J dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area EXCEPT AS SHOWN. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Easement granted by instrument dated June 4, 1927, executed by R.A. Robertson and L.C. Robertson, his wife to Lone Star Gas Company as recorded in Volume 267 at Page 470 of the Real Property Records of Collin County, Texas *does not affect* the above described tract of land.
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FARRELL DEVELOPMENT PLAT
M.R. ROBERTS SURVEY, A-742
(6.367 ACRES)
CITY OF ANNA,
COLLIN COUNTY, TEXAS
APRIL, 2019

Owner:
 James Farrell
 41 Pecan Grove Cir.
 Lucas, Texas 75002

Surveyor:
 Owens Land Surveying
 P.O. Box 1025
 2616 Stonewall Street
 Greenville, Texas 75403
 903-450-9837

SCALE: 1" = 200'
 LEGEND

- POWER POLE
- WATER VALVE
- MALBOX
- ▽ UNDERGROUND CABLE MARKER
- WATER METER
- FIRE HYDRANT
- CLEAN OUT
- WOOD FENCE
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- BARBED WIRE FENCE
- CHAINLINK FENCE

Owens Land Surveying
 www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
 P.O. BOX 1115
 GREENVILLE, TX 75403

DATE: FEB. 7, 2019 SCALE: 1" = 200'
 DRAWN BY: B. EBERT JOB NO.: 2018284C



Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding a site and landscape plan for Jackman Real Estate Building located at 600 W. White St.

SUMMARY:

Daniel Mangum, the applicant, has submitted a site and landscape plan for Jackman Real Estate Building located at 600 W White St. The site contains approximately 1.11 acres of land that are zoned PD for commercial uses. The site already contains an existing 3,300 SF medical office building and is proposing a new 2,450 SF Medical/General office building.

STAFF RECOMMENDATION:

Approval of the Jackman Real Estate Building site and landscape plan.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/18/2019	Exhibit
Site Plan	4/30/2019	Exhibit
Landscape Plan	4/30/2019	Exhibit
Building Elevations	4/30/2019	Exhibit

DOGWOOD

M

ALDER DRIVE

BAMBOO DRIVE

WILLOW CREEK

SITE

SEVENTH STREET

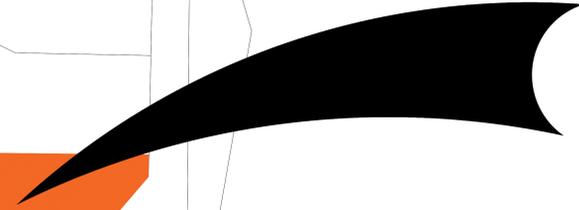
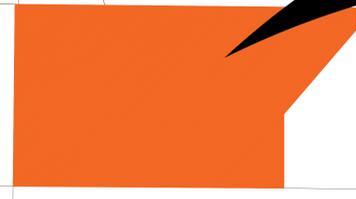
EIGHT STREET

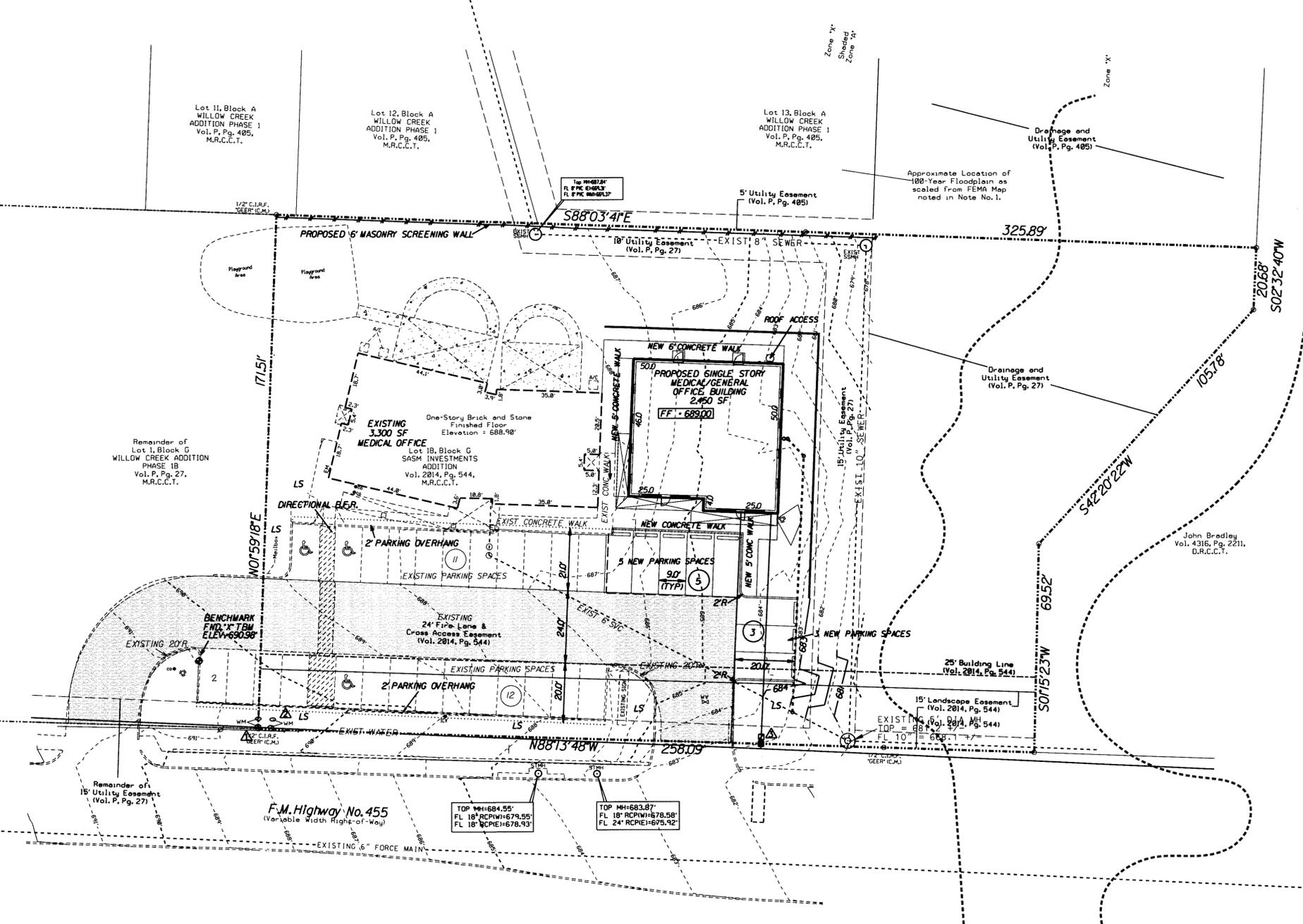
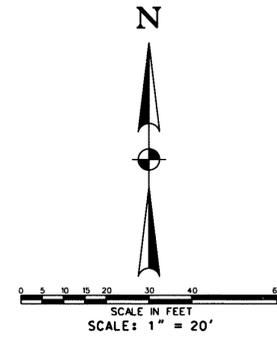
WHITE STREET (F.M. 455)

POWELL PARKWAY (S.H. 5)

INTERURBAN STREET

ESTGATE COURT





- LOT 1B, BLOCK G - SASM INVESTMENTS ADDITION**
1. ZONING: C-1 - RESTRICTED COMMERCIAL
 2. PROPOSED USE: MEDICAL / GENERAL OFFICE
 3. PROPERTY AREA: 48,222 SF - 1.11 ACRES
 4. BUILDING AREA: EXISTING OFFICE - 3,300 SF
PROPOSED OFFICE - 2,450 SF
 5. BUILDING HEIGHT: 1 STORY - MAX 25'
 6. LOT COVERAGE: 11.92%
F.A.R. = 0.12:1
 7. PARKING PROVIDED: 28 SPACES + 3 ACCESSIBLE
= 31 SPACES
 8. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 57,610 SF
 9. INTERIOR LANDSCAPE REQUIRED: 465 SF
INTERIOR LANDSCAPE PROVIDED: 465 SF

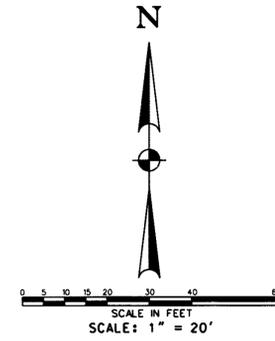
WATER METER SCHEDULE			
TYPE	SIZE	NUMBER	SANITARY SEWER
△ DOMESTIC	1/2"	1-EXISTING	6"
△ IRRIGATION	3/4"	1-EXISTING	NA
△ DOMESTIC	1"	1-PROPOSED	6"

OWNER/DEVELOPER:
 JACKMAN REAL ESTATE, LLC
 4814 VIVALDI XING
 SHERMAN, TEXAS 75090
 AMY AND MATTHEW JACKMAN
 (469) 628-3066

ENGINEER:
 HELMBERGER ASSOCIATES, INC.
 1525 BOZMAN ROAD
 WYLIE, TEXAS 75098
 RANDALL T. HELMBERGER, P.E.
 (972) 442-7459



SITE PLAN						
JACKMAN REAL ESTATE BUILDING						
LOT 1B, BLOCK G - SASM INVESTMENTS ADDITION						
600 W. WHITE STREET						
ANNA, TEXAS						
TBPB REGISTRATION NO. F-000756		HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS <small>1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459</small>				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JAN 2019	1"=20'	SPLAN	1839	C1



- LOT 18, BLOCK G - SASM INVESTMENTS ADDITION**
1. ZONING: C-1 - RESTRICTED COMMERCIAL
 2. PROPOSED USE: MEDICAL / GENERAL OFFICE
 3. PROPERTY AREA: 48,222 SF - 1.11 ACRES
 4. BUILDING AREA: EXISTING OFFICE - 3,300 SF
PROPOSED OFFICE - 2,450 SF
 5. BUILDING HEIGHT: 1 STORY - MAX 25'
 6. LOT COVERAGE: 11.92%
F.A.R. = 0.12:1
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 9. INTERIOR LANDSCAPE REQUIRED: 465 SF
INTERIOR LANDSCAPE PROVIDED: 465 SF

WATER METER SCHEDULE			
TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	1/2"	1-EXISTING	6"
IRRIGATION	3/4"	1-EXISTING	NA
DOMESTIC	1"	1-PROPOSED	6"

OWNER/DEVELOPER:
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 4814 VIVALDI XING
 SHERMAN, TEXAS 75090
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 (469) 628-3066

ENGINEER:
 HELMBERGER ASSOCIATES, INC.
 1525 BOZMAN ROAD
 WYLIE, TEXAS 75098
 RANDALL T. HELMBERGER, P.E.
 (972) 442-7459

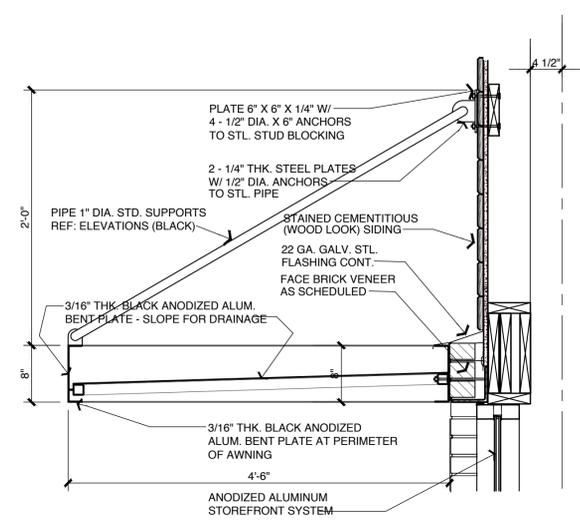
LANDSCAPE PLAN					
JACKMAN REAL ESTATE BUILDING					
LOT 18, BLOCK G - SASM INVESTMENTS ADDITION					
600 W. WHITE STREET					
ANNA, TEXAS					
SHARP LANDSCAPES					
1129 HUNTINGTON DRIVE • RICHARDSON, TEXAS 75080					
BILL SHARP • 972-976-6172					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
		JAN 2019	1"=20'	SPLAN	1839
					L1

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT*	QUANTITY
DBH	Dwarf Burford Holly (Ilex cornuta burfordii)	5 gal	36"	24"	47
CE	Cedar Elm (Ulmus Crassifolia)	3" cal	All	10'	5
LO	Live Oak (Quercus virginiana)	3" cal	All	12'	1
BC	Bald Cypress (Taxodium distichum)	3" cal	All	10'	2

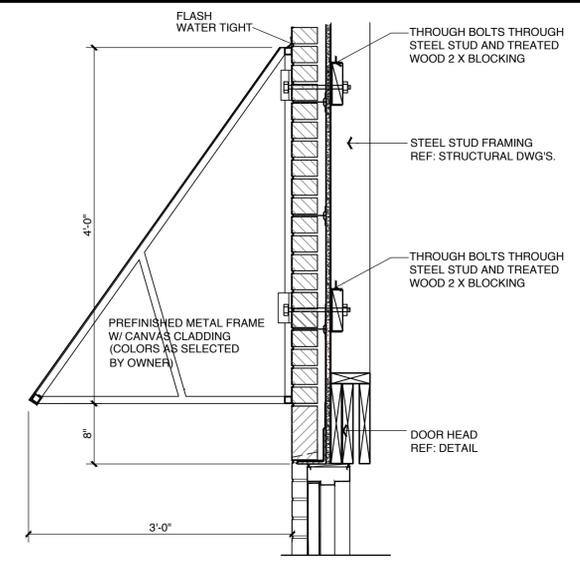
- LANDSCAPE NOTES:**
- All grass areas are to be Bermuda Hydromulch/ sod and/or Zoysia sod. Due to potential water restrictions, check with City of Anna for current requirement for turf establishment. Most existing grass will remain.
 - Grass and bed areas are to be separated by 14 gauge (min.) metal edging. Ground cover/annual color beds to be separated from shrub beds by 14 gauge (min.) metal edging.
 - Contractor to verify plant material quantities and notify owner of any conflicts.
 - Planting bed preparation shall consist of incorporating one 4 cubic foot bale of sphagnum peat moss and one 3 cubic foot bag of landscapers mix (Special Blend) into the top six inches of existing soil for every 75 sq. ft. of bed.
 - Trees in turf areas are to be planted with existing soil excavated from planting hole. The tree excavation is to be 6 inches deeper and 24 inches wider than the root ball to be planted.
 - All landscape areas shall be watered by a fully automatic irrigation system with rain and freeze sensor controls as per City of Anna specifications.
 - All plant material shall meet American Nursery Standards of height and width for each container size or caliper of tree and be free from disease and handled with care.
 - Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.
 - Excluding groundcover and color beds, plant material shall have 2 inches of decomposed granite covering the bed.
 - Contractor shall be responsible for locating all utilities and obtaining permits as required by City of Anna.

Tabulations:

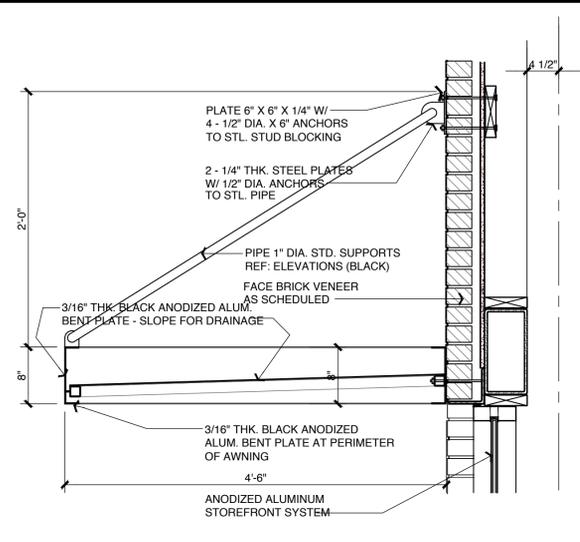
Landscape Requirements		
Site:	10% in permanent landscape Required: (48222x.1=4822)	4822 s.f.
	Provided:	27508 s.f.(57%)
Street Yard : (76.5x258.09=19744x.15=2962)	Required: 15% in permanent landscape	2962 s.f.
	Provided:	8194 s.f. (41.5%)
Street Yard Screening of parking	Required: 75% screened (124.5'x.75=94)	94'
	Provided:	105'
Street Frontage:	Required: 1 tree/40 l.f. (197/40=5 trees)	5 trees
	Provided:	9 equivalent
Residential Buffer	Required: 1 tree/40 l.f. (168/40=5)	5 trees
	Provided:	5 trees



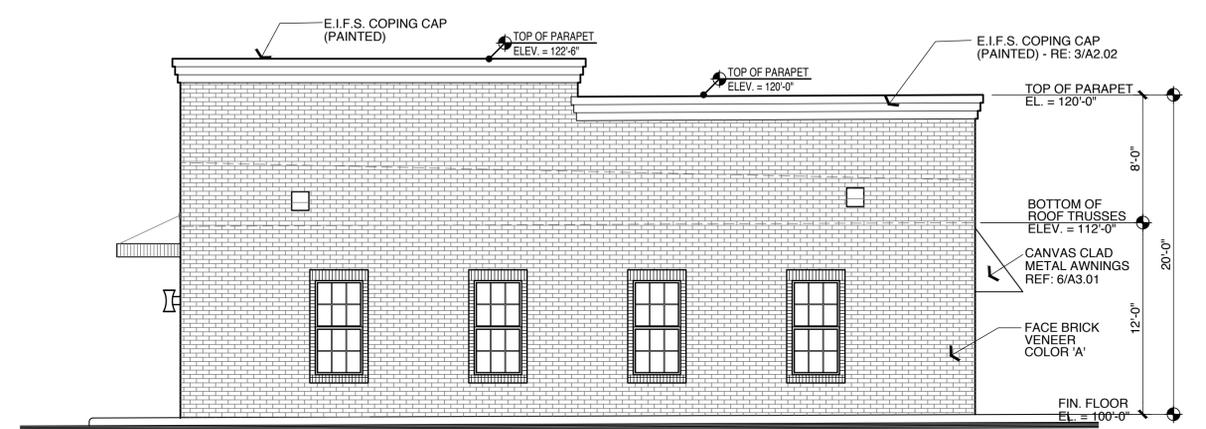
7 PREFIN. MTL. AWNING
SCALE: 1" = 1'-0" AWNING BB WD2.DWG



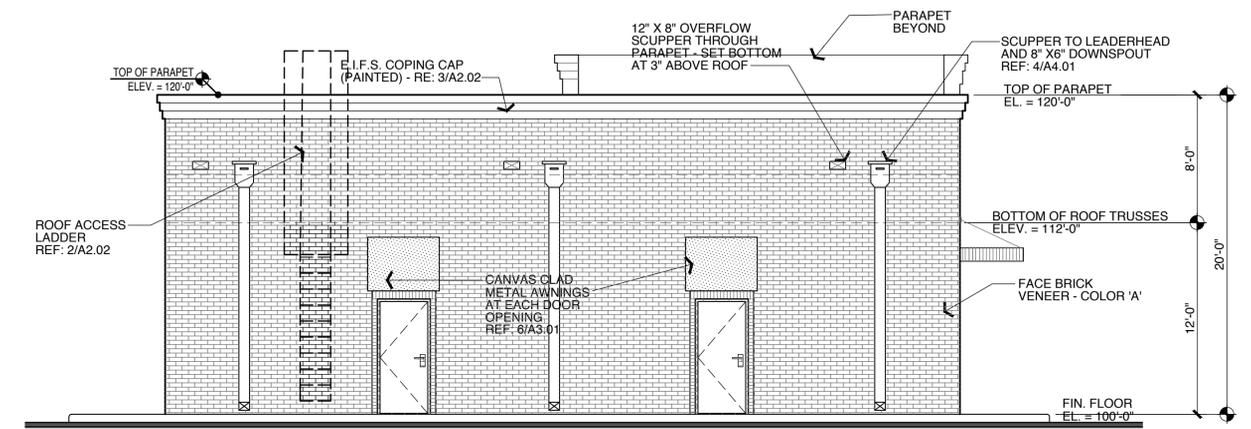
6 CANVAS CLAD AWNING
SCALE: 1" = 1'-0" AWNING BB WD.DWG



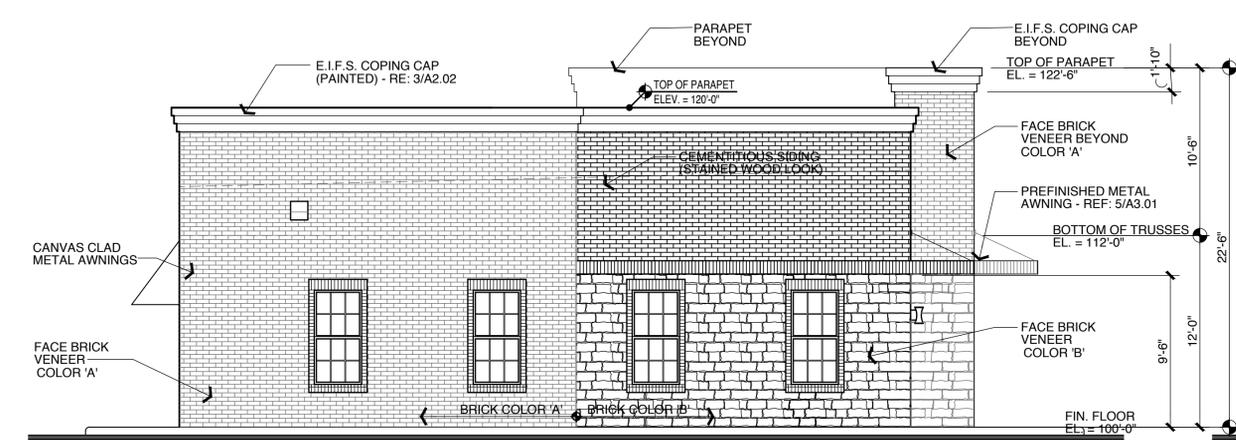
5 PREFIN. MTL. AWNING
SCALE: 1" = 1'-0" AWNING BB WD.DWG



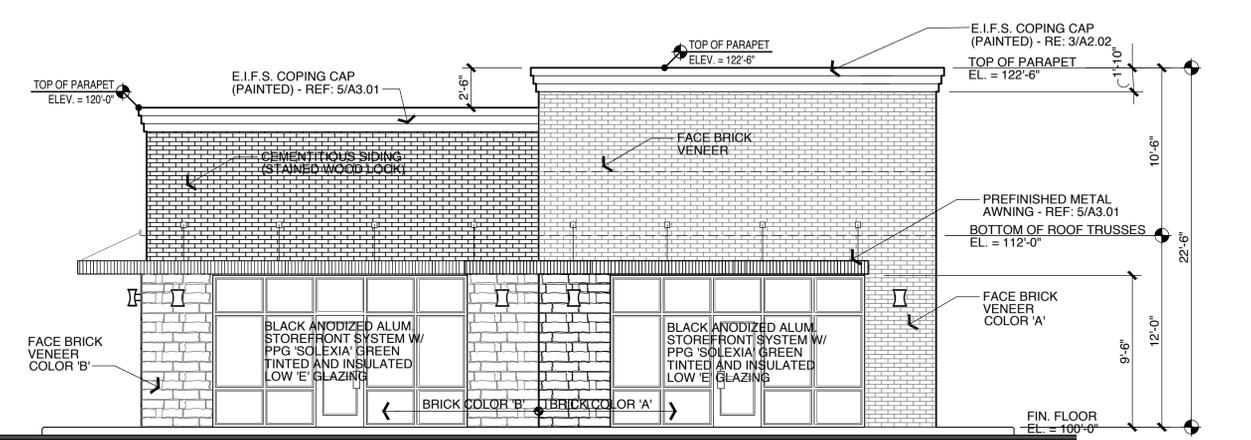
4 EAST ELEVATION
SCALE: 3/16" = 1'-0" EXT EL01.DWG



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0" EXT EL01.DWG



2 WEST ELEVATION
SCALE: 3/16" = 1'-0" EXT EL01.DWG



1 SOUTH (FRONT) ELEVATION
SCALE: 3/16" = 1'-0" EXT EL01.DWG

NOTE:
1. FACE BRICK VENEER, COLOR 'A' - LIGHT BRICK
2. FACE BRICK VENEER, COLOR 'B' - DARK BRICK

FACADE CALCULATIONS:

FRONT / SOUTH ELEVATION:			WEST ELEVATION			EAST ELEVATION			NORTH ELEVATION		
BRICK/STONE VENEER:	1,506 SQ/FT	73%	BRICK/STONE VENEER:	1,092 SQ/FT	80%	BRICK/STONE VENEER:	1,142 SQ/FT	84%	BRICK/STONE VENEER:	1,156 SQ/FT	67%
PREFINISHED METAL AWNINGS:	58 SQ/FT	3%	PREFINISHED METAL AWNINGS:	16 SQ/FT	1%	DOORS AND WINDOWS:	126 SQ/FT	9%	DOORS AND WINDOWS:	84 SQ/FT	9%
DOORS AND WINDOWS:	288 SQ/FT	14%	DOORS AND WINDOWS:	160 SQ/FT	12%	E.I.F.S. PARAPET/COPING CAP:	94 SQ/FT	7%	E.I.F.S. PARAPET/COPING CAP:	106 SQ/FT	7%
E.I.F.S. PARAPET/COPING CAP:	212 SQ/FT	10%	E.I.F.S. PARAPET/COPING CAP:	94 SQ/FT	7%	CANVAS AWNINGS:			CANVAS AWNINGS:	16 SQ/FT	1%
TOTAL:	2,064 SQ/FT		TOTAL:	1,362 SQ/FT		TOTAL:	1,362 SQ/FT		TOTAL:	1,362 SQ/FT	

Patrick Ahearne, Architect
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 patrick@ahearnearchitect.com

A New Shell Retail Building for:
Jackman Real Estate, LLC
604 West White Street
Anna, Texas



ISSUED FOR PRICING AND PERMIT

DATE: JANUARY 21, 2019
JOB NO: 18-KCAS21130
DRAWN: PMA
CHECKED: PMA

REVISIONS:

A3.01



Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

A) Conduct a public hearing to consider public comments regarding a request by Scot Albert, the representative for Starlight Homes Texas, LLC, the owners of the property. The property is currently zoned by a Planned Development (PD 127-2004). The applicant requests to replace a portion of the existing Planned Development with a new Planned Development. The section of property is located in Phase 2 of Sweetwater Crossing, Block C, Lots 8-14.

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

SUMMARY:

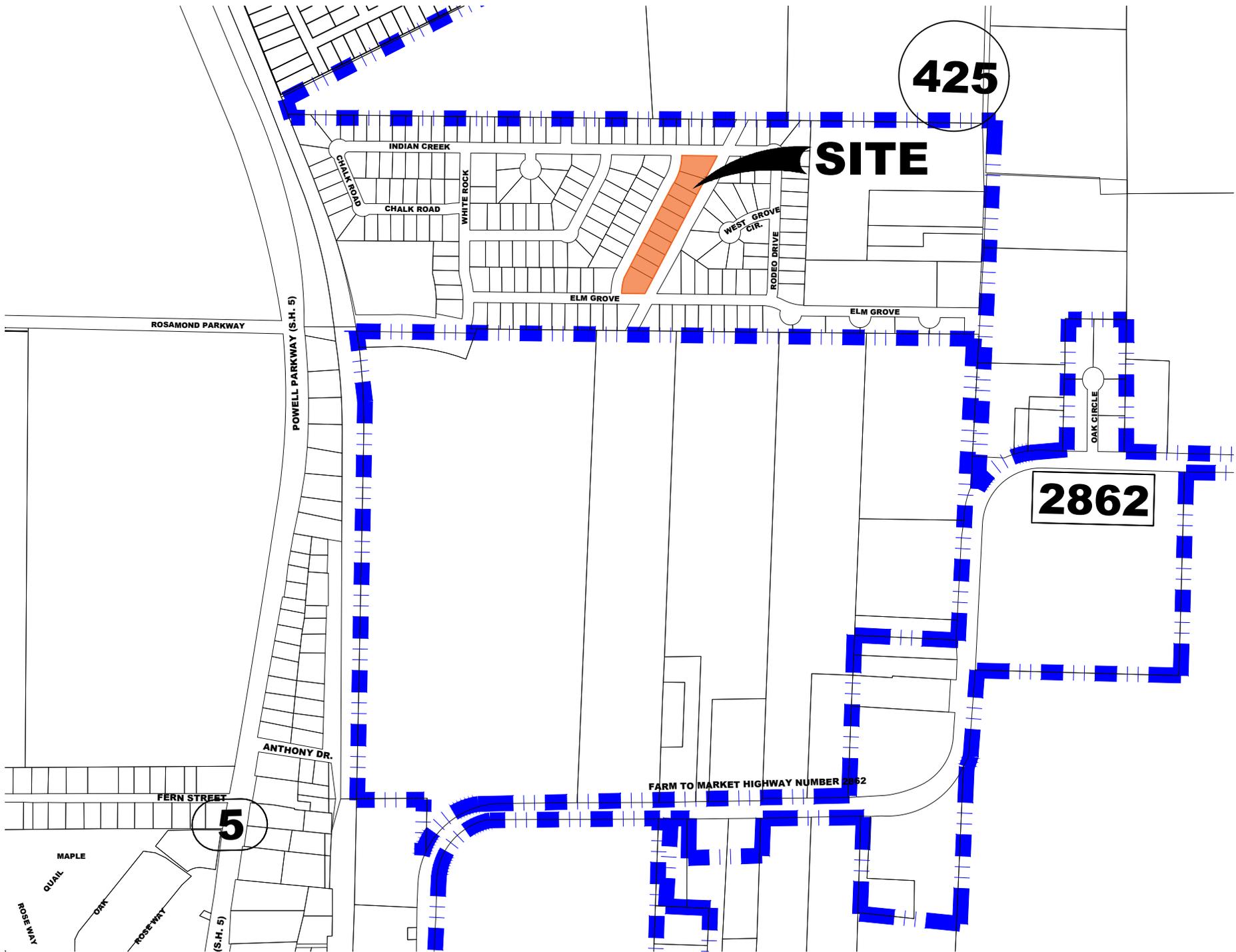
The Sweetwater Crossing Development was platted in 2005. At that time an Atmos gas line that traverses the Sweetwater Crossing Development was not surveyed properly and encroaches into the existing lot pattern and therefore reduces the building pad size. Starlight homes Texas LLC is trying to rectify the situation and are desirous to develop the property. To accomplish increasing the pad site, the front setback needs to be decreased from 25 feet to 20 feet. A significant portion of Anna already has the 20 foot front setback standard.

STAFF RECOMMENDATION:

Approval of the proposed Planned Development.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/24/2019	Exhibit
Proposed Planned Development	4/30/2019	Exhibit



425

SITE

2862

5

INDIAN CREEK

CHALK ROAD

CHALK ROAD

WHITE ROCK

ELM GROVE

WEST GROVE CIR.

RODEO DRIVE

ELM GROVE

ROSAMOND PARKWAY

POWELL PARKWAY (S.H. 5)

ANTHONY DR.

FERN STREET

FARM TO MARKET HIGHWAY NUMBER 2862

OAK CIRCLE

MAPLE

QUAIL

OAK

ROSE WAY

(S.H. 5)

CITY OF ANNA, TEXAS
ORDINANCE NO. _____
(Amendment to Ordinance No. 127-2004)

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 \$2000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the owner of the property described in Exhibit A, attached hereto, has requested a certain zoning for said property; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna have given the requisite notices by publication and otherwise 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 of the City of Anna has concluded that the Zoning Ordinance of the City of Anna should be amended as follows:

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

Section 1.

The Comprehensive Zoning Ordinance of the City of Anna, Texas, is amended by changing the zoning of the tract described in Exhibit A, attached hereto and made an integral part of this ordinance, Amending Ordinance No. 127-2004.

Section 2.

All regulations pertaining to Ordinance 127-2004 shall be applicable to this Planned Development, except as amended herein.

Residential Element

4. The Front Building Line shall be twenty (20) feet as measured from the front property line on Lots 8 to 17 of Block C.

Section 3.

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

Section 4.

All ordinances of the City of Anna in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 5.

This Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

PASSED by the City Council of the City of Anna, Texas, this 14th day of May, 2019.

ATTESTED:

APPROVED:

City Secretary, Carrie L. Smith

Mayor, Nate Pike



Item No. 9.

Planning Commission
Agenda
Staff Report

Meeting Date: 5/6/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider action to approve minutes of the April 8, 2019 Planning and Zoning Meeting.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Meeting Minutes	4/10/2019	Exhibit

MINUTES
PLANNING AND ZONING COMMISSION
April 8, 2019

The Planning and Zoning Commission of the City of Anna held a special meeting at 7:00 p.m. on April 8, 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 PPRM Concrete Recycling Development Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is generally known as 4745 FM 2862. The tract is in the Mark Roberts Survey, Abstract No. 742 and contains 34.485 acres of land. The owner is proposing to put a concrete recycling facility.

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

4. Consider/Discuss/Action on recommendation regarding the Gonzalez Development Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is located on the South side of FM 2862. The tract is in the James Fisher Survey, Abstract No. 305 and contains 30.649 acres of land. The owner is proposing to put a new home on the property.

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

5. Consider/Discuss/Action on recommendation regarding the Robertson Estates Minor Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The minor plat is located within Anna's extra territorial jurisdiction and is located off of the North side of County Road 424. One of the proposed lots within the plat has an address of 6959 County Road 424. The tract is in the John Rowland Survey, Abstract No. 784 and contains 24.166 acres in total. The plat is proposing to create 4 lots on the property instead of 3 and to transfer some land between the owners for an access easement.

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

6. Consider/Discuss/Action on recommendation regarding the West Crossing Phase 8, 10, & 12 Preliminary Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The West Crossing Phase 8, 10, & 12 preliminary plat contains 49.916 acres located in the Henry Brantly Survey, Abstract No. 71 and the G. Morrison Survey, Abstract No. 559. This tract is located on the Southeast corner of Rosamond Pkwy and West Crossing Blvd, just North of West Crossing Phase 6. The preliminary plat is for 222 residential lots and 3 HOA lots. The tract of land is zoned as a Planned Development allowing for Single Family Residential Homes with a minimum lot size of 6,000 SF and 7,200 SF.

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

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

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located in the W. S. Rattan Survey, Abstract No. 752 and Thomas Rattan Survey, Abstract No. 782. The plat contains approximately 23.914 acres covering a section of land West of Highway 75 and North of the future Suzie Ln that will consist of 3 lots.

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

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

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

9. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Voss to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:10 pm.

Maurice Schwanke
Director of Planning and Development

ATTEST:
