

**AGENDA  
PLANNING AND ZONING COMMISSION  
June 3, 2019**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on June 3, 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 Daniel Rodriguez Development Plat.
4. A) Conduct a public hearing to consider public comments regarding a request by John Rattan, the owner of the property. The property is currently zoned Restricted Commercial (C-1) and Thoroughfare Overlay District (THOR). The applicant requests to replace the existing Zoning with a Commercial Planned Development. The section of property is located on the Southwest corner of White St (FM 455) and Ferguson Pkwy.  
  
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.
5. Consider action to approve minutes of the May 6, 2019 Planning and Zoning meeting.
6. 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 31, 2019.



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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: 6/3/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

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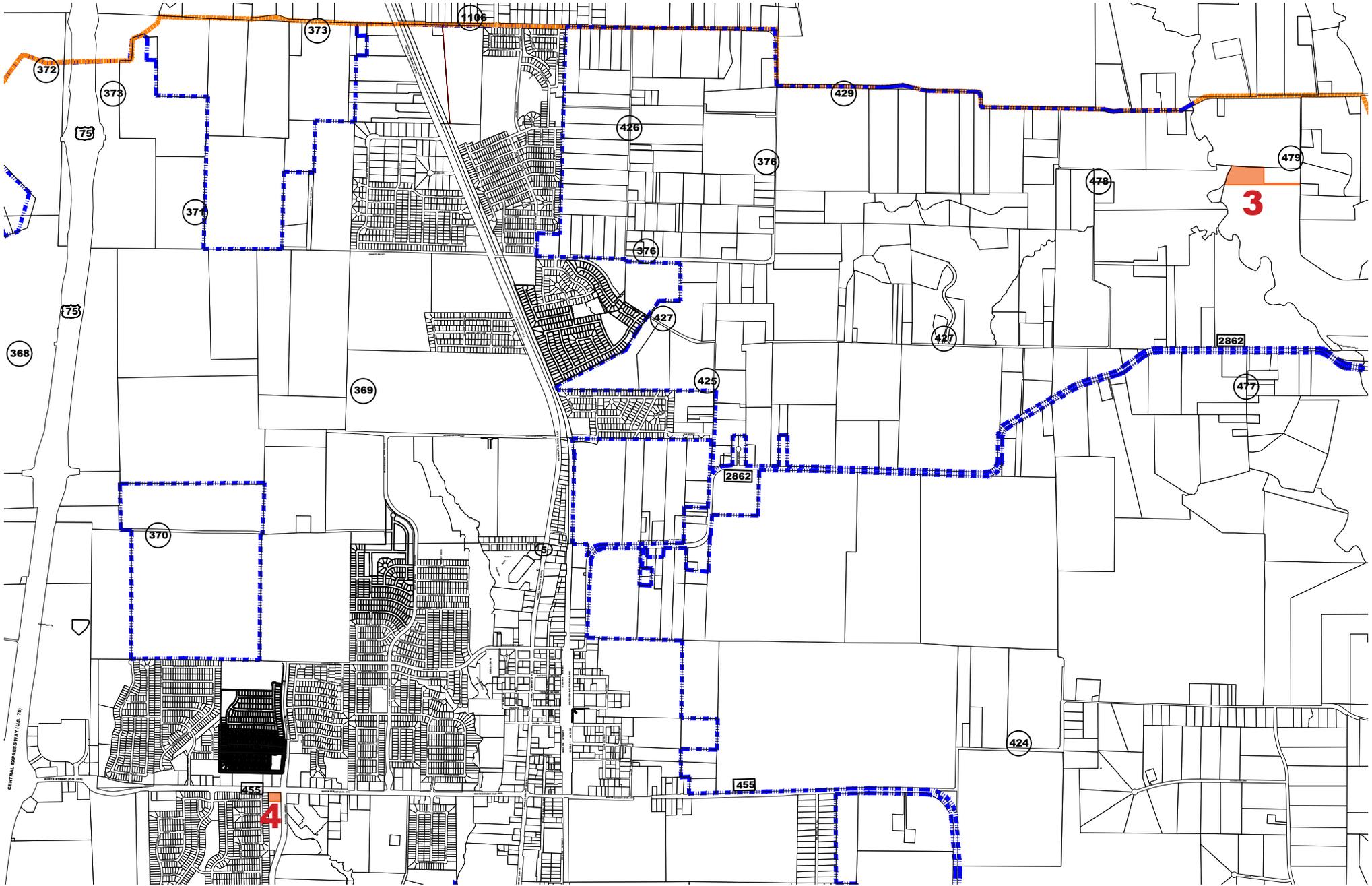
**SUMMARY:**

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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
Overall Location Map	5/28/2019	Exhibit



CENTRAL EXPRESSWAY (U.S. 75)

3

4

372

373

75

374

373

1106

426

429

376

479

368

75

369

376

427

427

2862

477

370

425

2862

5

CENTRAL EXPRESSWAY (U.S. 75)

455

459

424



**Item No. 3.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 6/3/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Consider/Discuss/Action on recommendation regarding the Daniel Rodriguez Development Plat.

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**SUMMARY:**

The development plat for your review is located within Anna's extra territorial jurisdiction and is generally located on the West side of County Road 479, South of County Road 429. The tract is in the Mark R. Roberts Survey, Abstract No. 742 and contains 6.794 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.

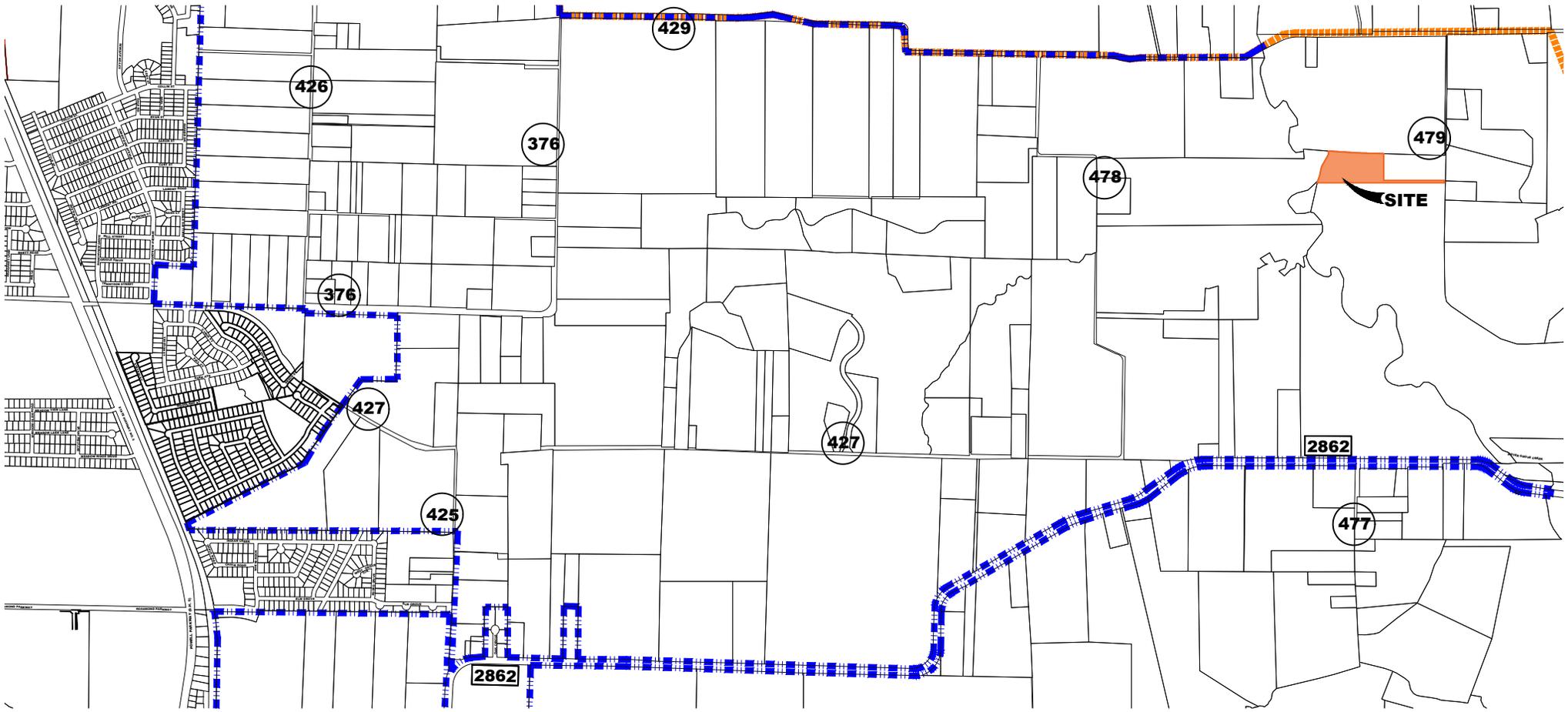
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**STAFF RECOMMENDATION:**

Approval of the Daniel Rodriguez Development Plat.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	5/23/2019	Exhibit
Development Plat	5/28/2019	Exhibit



426

429

376

479

478

SITE

376

427

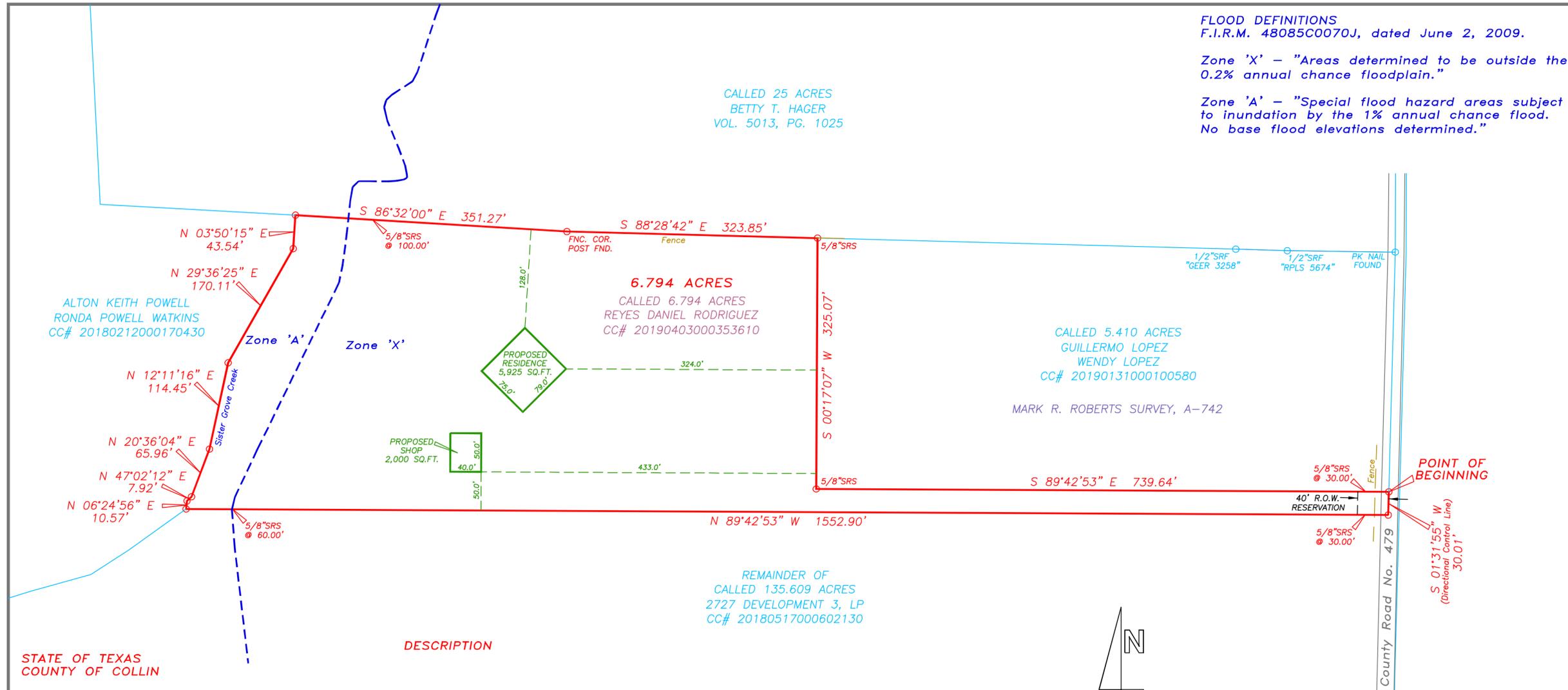
427

2862

425

477

2862



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

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

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

CALLED 25 ACRES  
 BETTY T. HAGER  
 VOL. 5013, PG. 1025

6.794 ACRES  
 CALLED 6.794 ACRES  
 REYES DANIEL RODRIGUEZ  
 CC# 20190403000353610

CALLLED 5.410 ACRES  
 GUILLERMO LOPEZ  
 WENDY LOPEZ  
 CC# 20190131000100580  
 MARK R. ROBERTS SURVEY, A-742

REMAINDER OF  
 CALLED 135.609 ACRES  
 2727 DEVELOPMENT 3, LP  
 CC# 20180517000602130

**DESCRIPTION**

STATE OF TEXAS  
 COUNTY OF COLLIN

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 6.794 acres of land described in a deed to Reyes Daniel Rodriguez as recorded under CC# 20190403000353610 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of County Road No. 479, and at the Southeast corner of that called 5.410 acres of land described in a deed to Guillermo Lopez and Wendy Lopez as recorded under CC# 20190131000100580 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 89 degrees 42 minutes 53 seconds West, 30.00 feet for witness;

THENCE South 01 degrees 31 minutes 55 seconds West (Directional Control Line), 30.01 feet along the center of said County Road No. 479 to a point for corner, from which a 5/8 inch steel rod set bears North 89 degrees 42 minutes 53 seconds West, 30.00 feet for witness;

THENCE North 89 degrees 42 minutes 53 seconds West, 1552.90 feet to a point for corner in the center of Sister Grove Creek, from which a 5/8 inch steel rod set bears South 89 degrees 42 minutes 53 seconds East, 60.00 feet for witness;

THENCE along the center of Sister Grove Creek as follows:

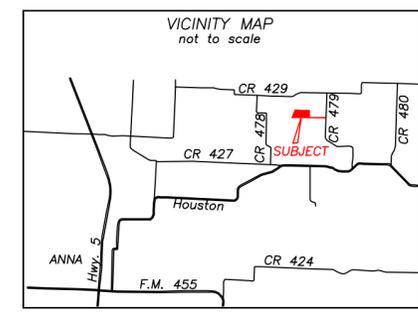
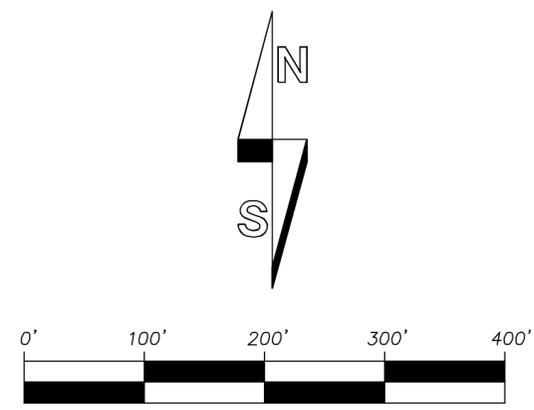
- North 06 degrees 24 minutes 56 seconds East, 10.57 feet;
- North 47 degrees 02 minutes 12 seconds East, 7.92 feet;
- North 20 degrees 36 minutes 04 seconds East, 65.96 feet;
- North 12 degrees 11 minutes 16 seconds East, 114.45 feet;
- North 29 degrees 36 minutes 25 seconds East, 170.11 feet;
- North 03 degrees 50 minutes 15 seconds East, 43.54 feet to a point at the Northwest corner of said 135.609 acres, and on the South line of that called 25 acres of land described in a deed to Bett T. Hager as recorded in Volume 5013, Page 1025 of the Land Records of Collin County, Texas, from which a 5/8 inch steel rod set bears South 86 degrees 32 minutes 00 seconds East, 100.00 feet for witness;

THENCE South 86 degrees 32 minutes 00 seconds East, 351.27 feet to a fence corner post found at angle point of said 135.609 acres;

THENCE South 88 degrees 28 minutes 42 seconds East, 323.85 feet to a 5/8 inch steel rod set at the Northwest corner of said 5.410 acres;

THENCE South 00 degrees 17 minutes 07 seconds West, 325.07 feet along the West line of said 5.410 acres to a 5/8 inch steel rod set at the Southwest corner of said 5.410 acres;

THENCE South 89 degrees 42 minutes 53 seconds East, 739.64 feet along the South line of said 5.410 acres to the POINT OF BEGINNING, containing 6.794 acres of land.



Note: Easement to Grayson-Collin Electric, Vol. 1927, Pg. 603 - Blanket.

SRS = STEEL ROD SET  
 SRF = STEEL ROD FOUND

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

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

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

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

May 28, 2019



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

**Boundary Solutions Inc.**  
*Professional Land Surveyors*

P.O. BOX 250  
 CADDO MILLS, TX 75135  
 OFFICE: 214-499-8472  
 FAX: 972-782-7611  
 EMAIL: mbusby\_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL  
 BOUNDARY, TOPOGRAPHIC, &  
 ALTA/ACSM LAND TITLE  
 SURVEYS

CLIENT:  
 Daniel Rodriguez

G.F.# 195254

Drawn by: mjb  
 B.S.I.Job# 1903-003

**DANIEL RODRIGUEZ  
 DEVELOPMENT PLAT**

6.794 ACRES  
 MARK R. ROBERTS SURVEY, A-742  
 COLLIN COUNTY, TEXAS



**Item No. 4.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 6/3/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

A) Conduct a public hearing to consider public comments regarding a request by John Rattan, the owner of the property. The property is currently zoned Restricted Commercial (C-1) and Thoroughfare Overlay District (THOR). The applicant requests to replace the existing Zoning with a Commercial Planned Development. The section of property is located on the Southwest corner of White St (FM 455) and Ferguson Pkwy. (Maurice Schwanke)

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.

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**SUMMARY:**

The proposed use for this site is a Chase Bank. The existing zoning on the property is "C-1" which allows for the bank use, however, the site is overlain with the Thoroughfare Overlay District which requires a front setback of 50 feet from the right-of-way of West White Street (F.M. 455). The Chase Bank developers are wanting to put their parking behind the building and have just landscaping between the building and the street. Therefore, they are proposing the attached "PD" with a front setback of 20 feet which would override the 50 foot requirement. Additionally, they are requesting the separation of driveways be a minimum of 100 feet instead of 150 feet and the use of EIFS (Exterior Insulation Finishing System) over 15 feet above surface elevation.

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**STAFF RECOMMENDATION:**

Approval of the proposed Planned Development.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	5/23/2019	Exhibit





VICTORIA FALLS DRIVE

RHYMERS GLEN DR.

KAIE TEUR DR

AVERY POINTE DR

TIMBERFALLS DR

TIMBERFALLS DR

ION DRIVE

BAT MASTERSO

DOC HOLLIDAY

WYATT EARP

BUFFALO BILL

455

SITE

WHITE STREET (F.M. 455)

SYCAMORE ST.

OAK HOLLOW LANE

PIN OAK TRAIL

POST OAK TRAIL

BLACK OAK COURT

WHITE OAK ROAD

RED OAK TRAIL

LATER OAK WAY

LIVE OAK DRIVE

FERGUSON PARKWAY

CITY OF ANNA, TEXAS

ORDINANCE NO. \_\_\_\_\_

(SW Corner of White St and Ferguson Pkwy Zoning Change from Commercial C-1 & Thoroughfare Overlay District to a Commercial Planned Development.)

**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, John Rattan, 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 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 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, from Restricted Commercial (C-1) and Thoroughfare Overlay (THOR) to a Commercial Planned Development zoning.

**Section 2.** All regulations pertaining to the Restricted Commercial (C-1) and Thoroughfare Overlay (THOR) District with the development regulations as specified by the Development Standards (Exhibit B) or amended shall be applicable to this Tract.

**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 11<sup>th</sup> day of June, 2019.

ATTESTED:

APPROVED:

\_\_\_\_\_  
City Secretary, Carrie L. Smith

\_\_\_\_\_  
Mayor, Nate Pike

**Exhibit "A"**

BEGINNING at the North West corner of Joseph Schluter Survey, Abstract No. 856 an addition to the City of Anna, Collin County, Texas, also being in the existing right-of-way line of FM Highway 455 of said Lot;

*"THENCE along the South and Easterly line of said FM Highway 455, the following courses and distances:*

*South 89 deg 01 min 35 sec East, along East line, at a distance of 249.24 feet to the North East corner of the lot;*

*South 01 deg, 39 min 01 sec East, along Ferguson Parkway, at a distance of 183.39 feet to a point;*

*North 89 deg, 01 min 35 sec West, at a distance of 60.63 feet to a point;*

*North 01 deg 20 min 28 sec West, at a distance of 4.89 feet to a point;*

*South 88 deg 39 min 32 sec West, at a distance of 188.81 feet to a point;*

*THENCE, North 01 deg 32 min 11 sec West, at a distance of 186.15 feet to the POINT OF BEGINNING".*

CONTAINING within these metes and bounds 45,496 square feet or 1.04 acres of land approximately.

**Exhibit "B"**  
**Planned Development Standards**  
**(SW Corner of White St and Ferguson Pkwy)**

**1.01 Permitted Uses**

A Building or premise in this PD shall be used only for the uses as listed in Appendix 2 of Zoning Ordinance of C-1 (Restricted Commercial) Part of the Code (*Ord. No. 654-2014, adopted 4/22/2014*)

**1.02 Height and Area Regulations**

- (a) Front yard setbacks shall be a minimum of 20 feet.
- (b) No Side yard setback is required between adjacent non-residentially zones.
- (c) Driveway entries and exits on the same tract shall be separated by at least 100 feet.

**1.03 Masonry Regulations**

Except as otherwise authorized in this section, the exterior walls (excluding doors, door frames, windows, and window frames) of buildings in this District shall use only stone, brick, and/or split face concrete masonry units (CMU). Any use of EIFS for architectural accent shall be done 15 feet from the floor elevation. The use of other high-quality materials for building trim, architectural decoration, and other design elements shall not be precluded; however, they are subject to approval by the Director of Planning & Development and should contribute to the overall design concept.

**1.04 Permitted Accessory Uses**

Accessory uses customarily appurtenant to a permitted Use, and Accessory Uses as permitted in the Schedule of Uses as per C-1 (Restricted Commercial) District.



**Item No. 5.**

Planning Commission  
Agenda  
Staff Report

Meeting Date: 6/3/2019

Staff Contact: Maurice  
Schwanke

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**AGENDA ITEM:**

Consider action to approve minutes of the May 6, 2019 Planning and Zoning Meeting.

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**SUMMARY:**

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**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Description	Upload Date	Type
Meeting Minutes	5/8/2019	Exhibit

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

The Planning and Zoning Commission of the City of Anna held 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

The meeting was called to order at 7:01 pm. Members present were Sandy Setliff, Don Callaham, Wayne Barton, Janine Johnson, and Danny Ussery. Leslie Voss 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 Amber Smith 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 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.

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

4. Consider/Discuss/Action on recommendation regarding the Jackson Estates 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 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.

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

5. Consider/Discuss/Action on recommendation regarding the Pope 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 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.

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

6. Consider/Discuss/Action on recommendation regarding the Farrell 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 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.

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

7. Consider/Discuss/Action on recommendation regarding the Jackman Real Estate Building Site and Landscape Plan.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is 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. Daniel Mangum, the applicant, also answered a few minor questions from the Commission.

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

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.

The public hearing opened at 7:16 pm.

Mr. Schwanke gave a brief presentation of the history of the property and the gas line easement that cuts through the subdivision. He explained the need for the proposed change in terms of the placement of the building pads on the lots in relation to the gas easement. He also explained that a twenty (20) foot front setback is not uncommon in subdivisions in town and that the staff does not think it will be a detriment to the neighborhood. He answered other minor questions from the committee.

The public hearing closed at 7:18 pm.

- 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.

A motion was made by Commissioner Callaham, seconded by Commissioner Setliff to recommend approval of the proposed planned development. The vote was unanimous.

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

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

10. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Callaham to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:21 pm.

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Maurice Schwanke  
Director of Planning and Development

ATTEST:

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