



**SPECIAL AGENDA
PLANNING AND ZONING COMMISSION
July 1, 2019**

The Planning and Zoning Commission of the City of Anna will hold a special meeting at 6:30 p.m. on July 1, 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. Elect a Planning & Zoning Chairman
3. Training Session from Clark McCoy for the New Commission Members
4. 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 6:30 p.m. June 28, 2019.

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

Maurice Schwanke
Director of Planning and Development

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

**AGENDA
PLANNING AND ZONING COMMISSION
July 1, 2019**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on July 1, 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 Custis Estates Development Plat.
4. Consider/Discuss/Action on recommendation regarding the Turbyfill Addition Final Plat.
5. Consider/Discuss/Action on recommendation regarding the Altice/Suddenlink Addition Final Plat.
6. Consider/Discuss/Action on recommendation regarding the Wal-mart Anna Addition Block A, Lots 2R and 3R Replat of Block A, Lots 2 and 3.
7. A) Conduct a public hearing to consider public comments regarding a request by Brian Bischoff, the owner of the property. The property is currently zoned as a Commercial Planned Development. The applicant requests to replace the existing Zoning with a revised Commercial Planned Development that will allow for a canopy for individuals who are processing orders at a restaurant drive-thru. The structure will be within the Front Building Setback. The section of property is located on the Northeast corner of Highway 75 and White St (FM 455).

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 revised, Planned Development zoning.
8. Consider/Discuss/Action on recommendation regarding the Chick-fil-A Site and Landscape Plan.
9. Consider action to approve minutes of the June 3, 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. June 28, 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: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

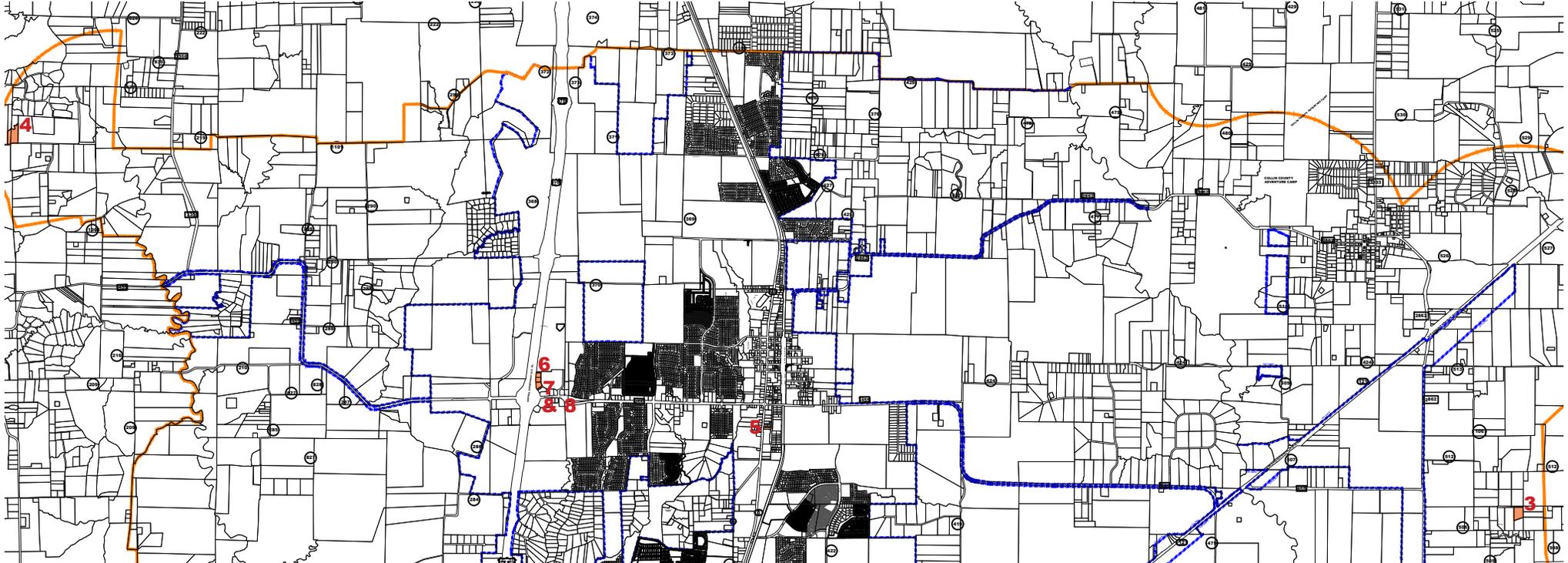
Location Map

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/25/2019	Exhibit





Item No. 3.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

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

SUMMARY:

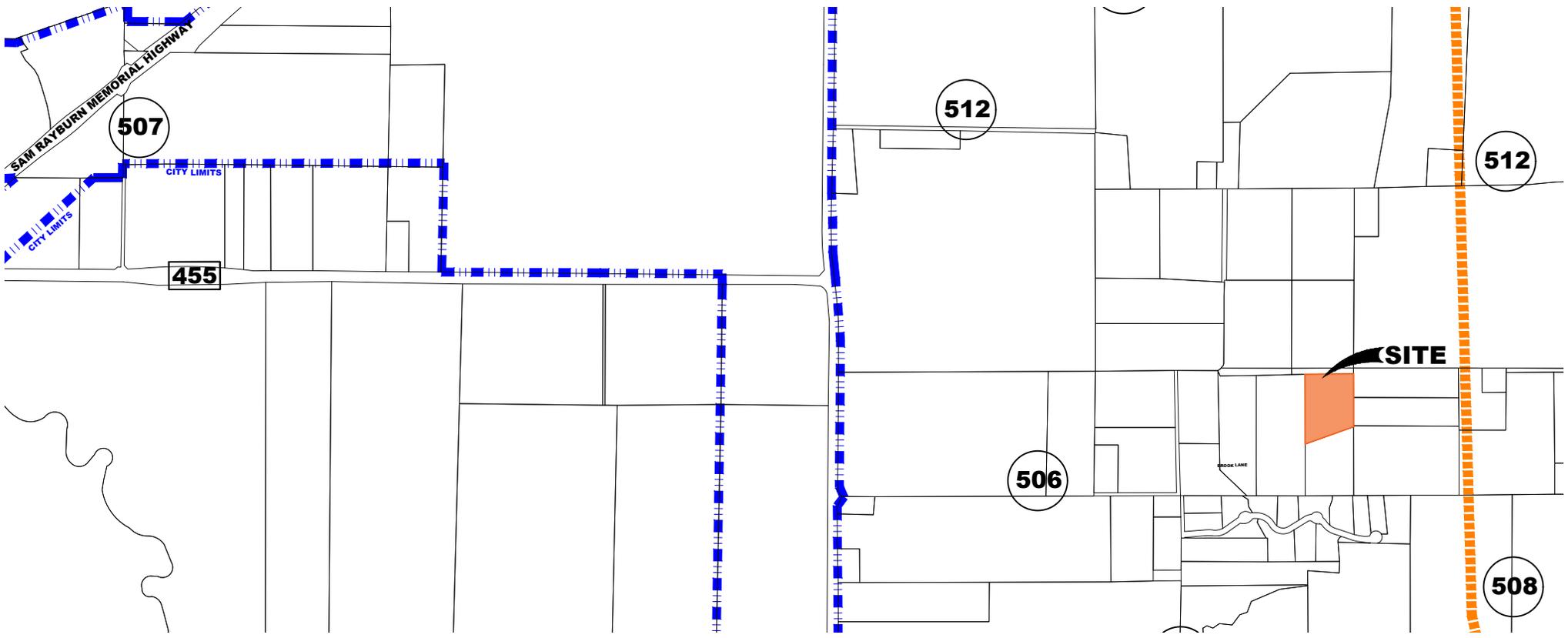
The development plat for your review is located within Anna's extra territorial jurisdiction and is specifically located at 8578 Trails End Ln. The tract is in the Thomas McClanahan Survey, Abstract No. 560 and contains 5.008 acres of land. The owner has placed a new mobile home and shop on the property. The submittal meets the City of Anna development plat requirements. The applicant is aware that the future Collin County Outer Loop may encroach on this property and has agreed that their mobile home may need to be relocated in the future.

STAFF RECOMMENDATION:

Approval of the Custis Estates Development Plat.

ATTACHMENTS:

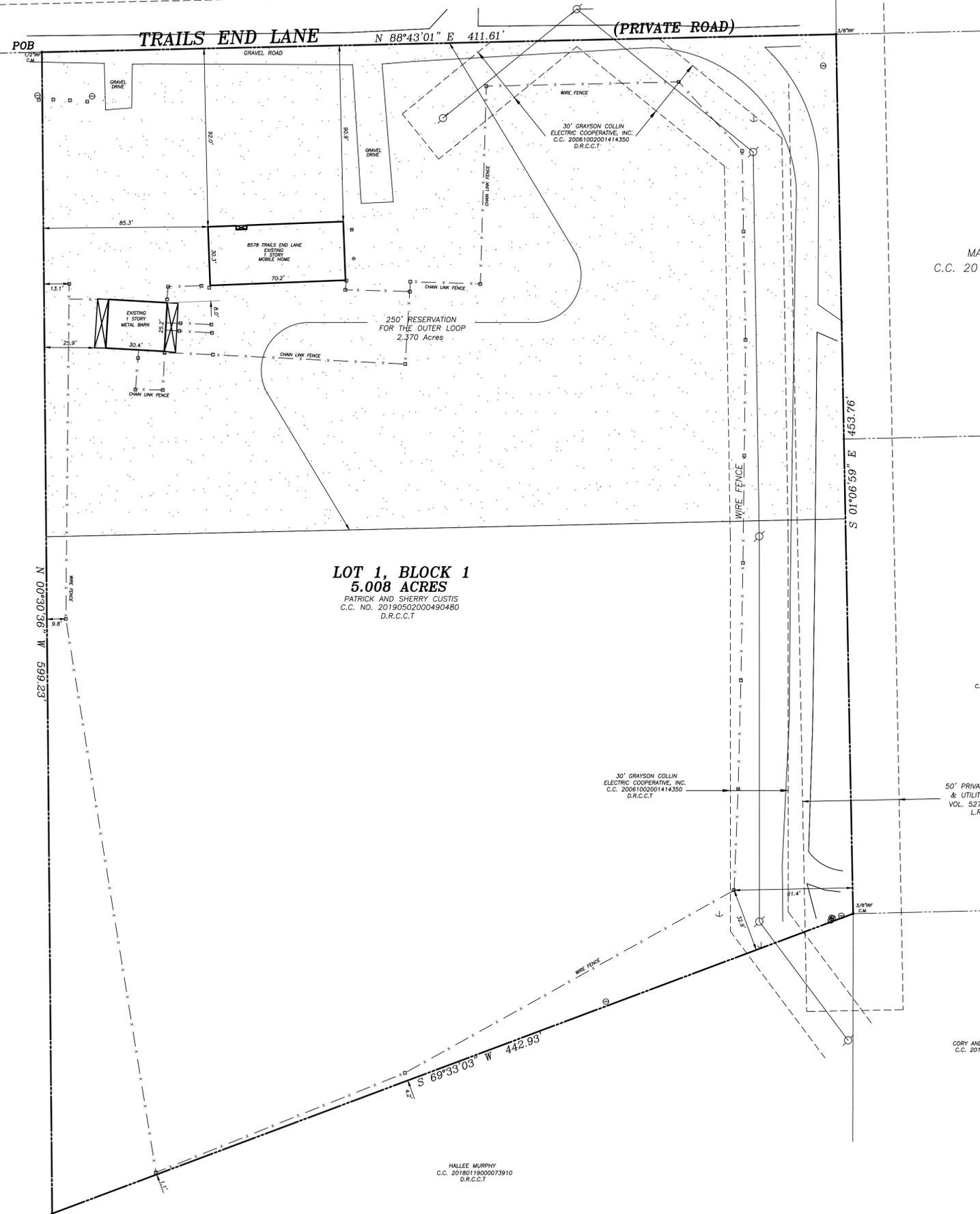
Description	Upload Date	Type
Location Map	6/24/2019	Exhibit
Development Plat	6/25/2019	Exhibit



50' PRIVATE ROAD ROW
& UTILITY EASEMENT
VOL. 1404, PG. 457
VOL. 5277, PG. 4927
L.R.C.C.T.

JOSE AND MARTIN HERNANDEZ
C.C. 20190307000239930
D.R.C.C.T.

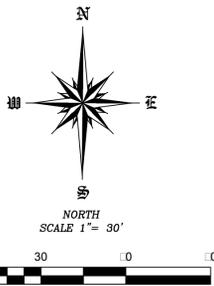
MARK AND CAROL BARRAT REVOCABLE TRUST
C.C. 2017061900079380
D.R.C.C.T.



LEGAL DESCRIPTION
BEING a tract of land situated in the Thomas McClanahan Survey, Abstract No. 560, Collin County, Texas and being all of a called 5.008 acre tract conveyed to Patrick and Sherry Custis as recorded in Instrument No. 2019050200490480 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a to a 1/2" iron rod found for corner at the northwest corner of said 5.008 acre tract;
THENCE N 88°43'01" E a distance of 411.61' to a 3/8" iron rod found for corner;
THENCE S 01°06'59" E a distance of 453.76' to a 3/8" iron rod found for corner;
THENCE S 69°33'03" W a distance of 442.93' to a point for corner;
THENCE N 00°30'36" W a distance of 599.23' to the POINT OF BEGINNING and containing 218,140 Square Feet or 5.008 Acres of land.

FLOOD NOTE
This property falls in Zone X according to the Flood Insurance Rate Maps, Panel No. 48085C0180J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency.

- NOTES:**
1. Copyright 2019, Surdukan Surveying, Inc.
 2. This Development Plat is being provided solely for the use of the current parties.
 3. This Plat is subject to all easements of record.
 4. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch '2002.0, Vertical position are referenced to NAVD88 using (GEOID03).
 5. The location of the 250' Outer Loop location is based on City Staff and may be subject to relocation. Upon final approval of the Outer Loop Route the existing structures may need to be moved.



- LEGEND**
- C.M. = CONTROLLING MONUMENT
 - CHRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 - IRP = IRON ROD FOUND
 - = POWER POLE
 - ⊥ = GUYWIRE
 - = AC UNIT
 - ⊙ = GAS METER
 - ⊗ = WATER METER
 - ⊕ = WATER VALVE
 - ⊙ = STUBOUT
 - ⊖ = FENCE POST
 - ⊠ = CANOPY/COVERED AREA

LOT 1, BLOCK 1
5.008 ACRES
PATRICK AND SHERRY CUSTIS
C.C. NO. 2019050200490480
D.R.C.C.T.

NICHOLAS AND SHERRI BOCANEGRA
VOL. 5825, PG. 5457
D.R.C.C.T.

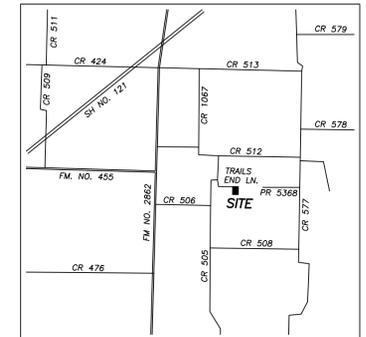
KIMBERLY ANN AND
JONATHAN E MEDINA
C.C. 2017069000748850
D.R.C.C.T.

30' GRAYSON COLLIN
ELECTRIC COOPERATIVE, INC.
C.C. 20061002001414350
D.R.C.C.T.

50' PRIVATE ROAD ROW
& UTILITY EASEMENT
VOL. 5277, PG. 4927
L.R.C.C.T.

CORY AND LINDSAY OLDEEN
C.C. 20150102000002520
D.R.C.C.T.

HALLEE MURPHY
C.C. 20180119000073910
D.R.C.C.T.



DEVELOPMENT PLAT
CUSTIS ESTATES
5.008 ACRES OUT OF THE
THOMAS McCLANAHAN SURVEY
ABSTRACT NO. 560
COLLIN COUNTY, TEXAS

OWNER
PATRICK AND SHERRY CUSTIS
8578 TRAILS END LANE
ANNA, TEXAS 75409
(318) 332-1565

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Turbyfill Addition Final Plat.

SUMMARY:

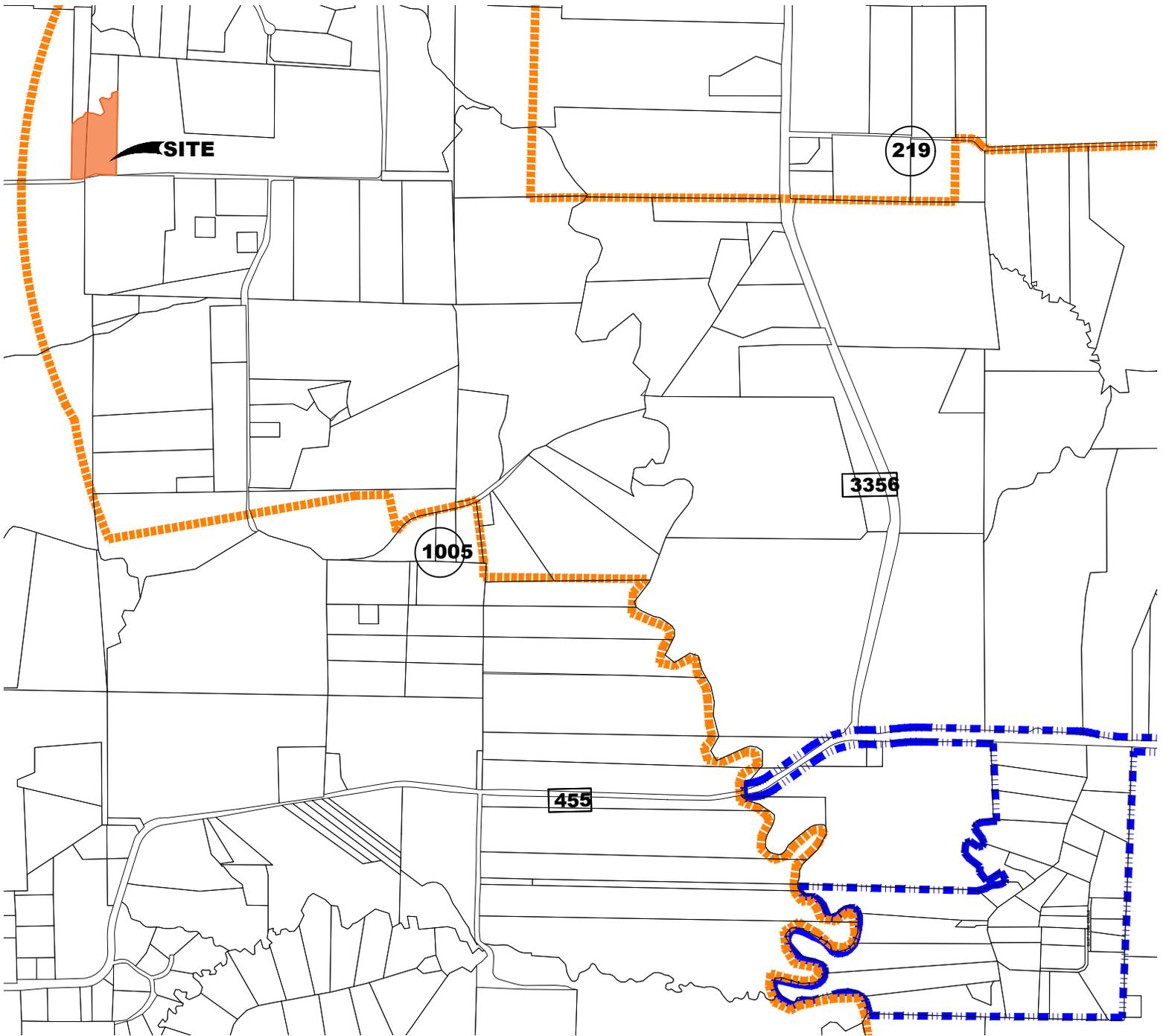
The final plat for your review is located within Anna's extra territorial jurisdiction and is located generally on the North side of County Road 177. One of the proposed lots within the plat has an address of 5150 County Road 177. The tract is in the Joseph Mitchum Survey, Abstract No. 590 and the John L. White Survey, Abstract No. 104. It contains 7.382 acres in total and will contain 2 lots. This submittal meets the City of Anna requirements.

STAFF RECOMMENDATION:

Approval of the Turbyfill Addition Final Plat.

ATTACHMENTS:

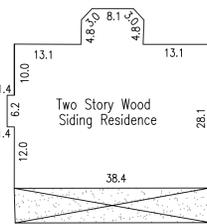
Description	Upload Date	Type
Location Map	6/24/2019	Exhibit
Final Plat	6/24/2019	Exhibit



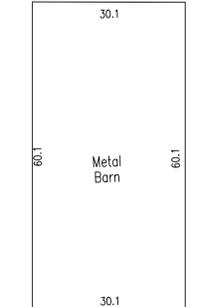
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	144°08'03"	833.20'	156.20'	N 79°56'05" E	155.81'
C2	13°10'29"	528.01'	121.41'	N 79°27'18" E	121.14'
C3	5°07'46"	2121.65'	189.94'	N 88°36'25" E	189.88'

LINE	BEARING	DISTANCE
L1	N 48°32'40" E	78.66'
L2	N 67°34'53" E	55.36'
L3	N 32°40'50" E	52.60'
L4	S 84°48'18" E	69.13'
L5	S 73°23'06" E	88.20'
L6	N 49°51'48" E	53.19'
L7	N 21°34'13" W	141.23'
L8	N 49°27'04" E	33.88'
L9	S 74°47'04" E	68.38'
L10	N 59°46'58" E	35.41'
L11	N 08°44'30" E	47.07'
L12	N 70°34'20" E	62.62'
L13	N 01°05'17" E	9.94'
L14	S 01°10'53" W	118.59'

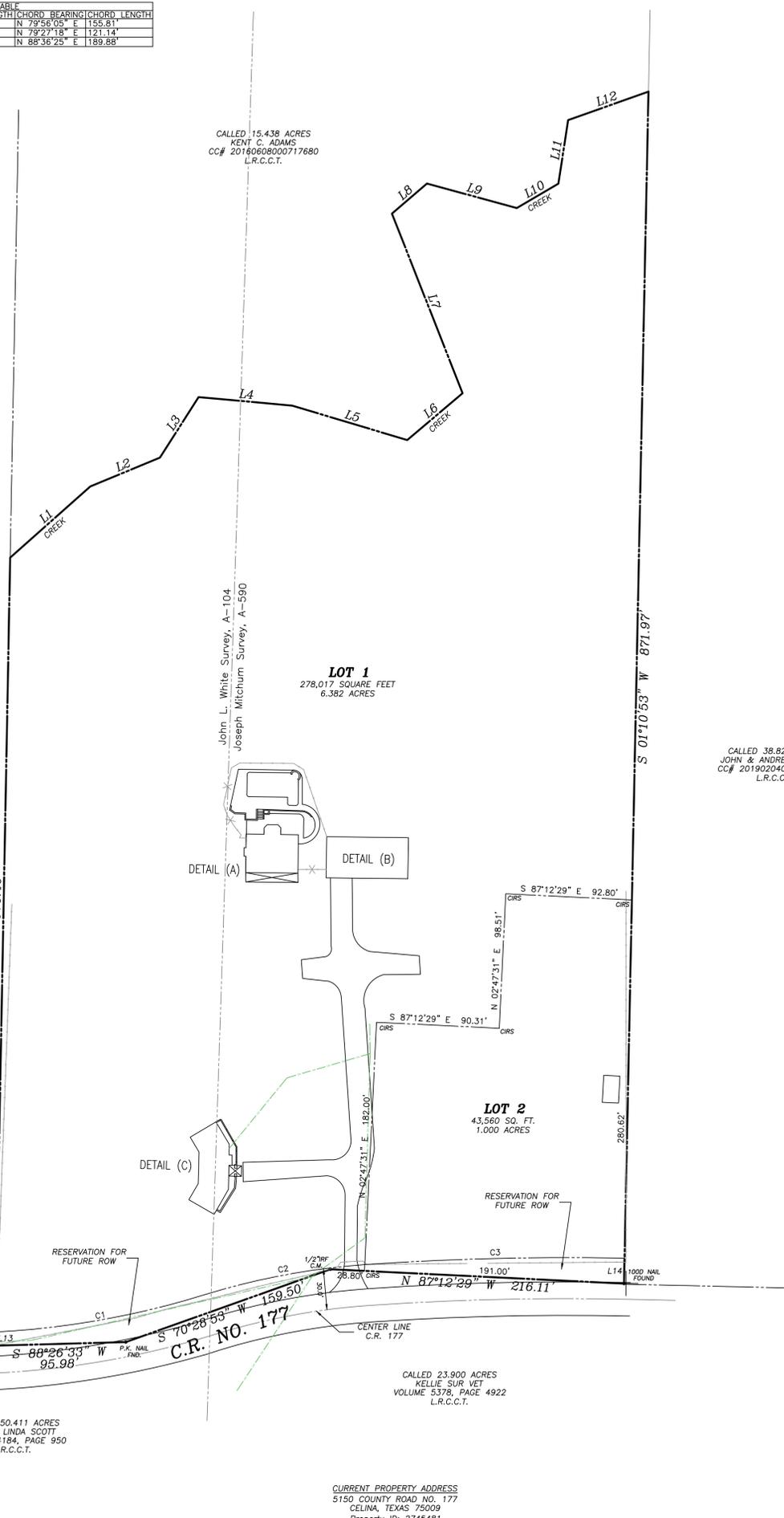
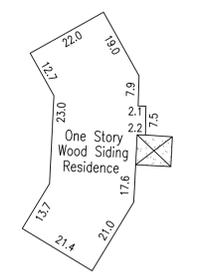
DETAIL (A)



DETAIL (B)



DETAIL (C)



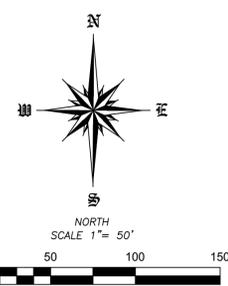
COLLIN COUNTY NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities.
- Lot 1 has two (2) existing structures with one (1) existing, alternative.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or Creeks/rivers/ponds, etc. (Per State regulations).
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

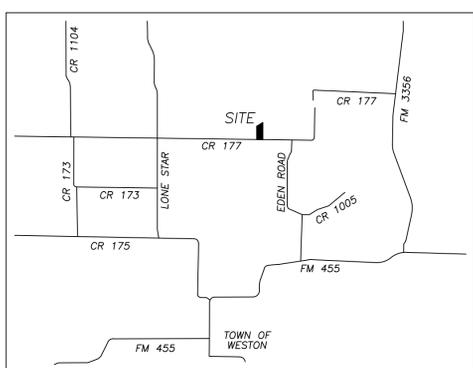
HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services



- NOTES:**
- The original copy will have original signatures, stamp seal and an impression seal.
 - Copyright 2019, Surdukan Surveying, Inc.
 - This survey is being provided solely for the use of the current parties.
 - This survey is subject to all easements of record.
 - The basis of bearings, horizontal and vertical position are derived from Texas WGS 83 Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).



APPROVED THIS DAY _____ OF _____ 2019
BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

MAYOR _____
CITY SECRETARY _____

**STATE OF TEXAS §
COUNTY OF COLLIN §**

WHEREAS Wanda Turbyfill is the owner of a tract of land situated in the Joseph Mitchum Survey, Abstract No. 590, Collin County, Texas, and the John L. White Survey, Abstract No. 1014, Collin County, Texas, and being all of a 7.382 acre tract conveyed to Wanda Turbyfill as recorded in County Clerks No. 20161020001423370 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner on the north side of County Road No. 177 at the base of a corner post at the southwest corner of said 7.382 acre tract and being the southeast corner of a tract conveyed to George & Cynthia Finley as recorded in County Clerks No. 20120815001008290, Land Records of Collin County, Texas; THENCE N 01°05'17" E following the west line of said 7.382 acre tract a distance of 576.40' to a point for corner in a creek; THENCE N 48°32'40" E a distance of 78.66' to a point for corner in a said creek; THENCE N 67°34'53" E a distance of 55.36' to a point for corner in a said creek; THENCE N 32°40'50" E a distance of 52.60' to a point for corner in a said creek; THENCE S 84°48'18" E a distance of 69.13' to a point for corner in a said creek; THENCE S 73°23'06" E a distance of 88.20' to a point for corner in a said creek; THENCE N 49°51'48" E a distance of 53.19' to a point for corner in a said creek; THENCE N 21°34'13" W a distance of 141.23' to a point for corner in a said creek; THENCE N 49°27'04" E a distance of 33.88' to a point for corner in a said creek; THENCE S 74°47'04" E a distance of 68.38' to a point for corner in a said creek; THENCE N 59°46'58" E a distance of 35.41' to a point for corner in a said creek; THENCE N 08°44'30" E a distance of 47.07' to a point for corner in a said creek; THENCE N 70°34'20" E a distance of 62.62' to a point for corner in a said creek and being in the east line of said 7.382 acre tract; THENCE S 01°10'53" W following the east line of said 7.382 acre tract a distance of 871.97' to a 100d nail found for corner on the north side of County Road No. 177; THENCE N 87°12'29" W following the north side of County Road No. 177 a distance of 216.11' to a 1/2" iron rod found for corner; THENCE S 70°28'53" W following the north side of County Road No. 177 a distance of 159.50' to a P.K. nail found for corner; THENCE S 88°26'33" W following the north side of County Road No. 177 a distance of 95.98' to the POINT OF BEGINNING and containing 321,577 Square Feet or 7.382 Acres of land.

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Wanda Turbyfill is the owner and does hereby adopt this plat designating the hereinabove described property as TURBYFILL ADDITION, LOT 1 & 2, BLOCK 1, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS my hand this the _____ day of _____, 2019.

WANDA TURBYFILL, OWNER

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Wanda Turbyfill, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for Collin County

My Commission Expires: _____

**STATE OF TEXAS §
COUNTY OF COLLIN §**

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for Collin County

My Commission Expires: _____

**FINAL PLAT
TURBYFILL ADDITION
LOT 1 & 2, BLOCK 1
BEING 7.382 ACRES OUT OF THE
JOSEPH MITCHUM SURVEY
ABSTRACT NO. 590
JOHN L. WHITE SURVEY
ABSTRACT NO. 104
COLLIN COUNTY, TEXAS**

OWNER
WANDA TURBYFILL
5150 COUNTY ROAD NO. 177
CELINA, TEXAS 75009
(972) 924-8200
(214) 477-5897

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500



Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Altice/Suddenlink Addition Final Plat.

SUMMARY:

The Altice/Suddenlink Addition Final Plat is located in the Granderson Stark Survey, Abstract No. 798. The plat contains approximately 0.936 acres covering a section of land at 921 South Powell Pkwy. The plat contains one lot. Additional comments regarding the site will be addressed at a later date with the Site and Landscape Plan such as required paved parking/fire protection.

STAFF RECOMMENDATION:

Approval of the Altice/Suddenlink Addition Final Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/24/2019	Exhibit
Final Plat	6/24/2019	Exhibit
Preliminary Grading & Drainage Plan	6/24/2019	Exhibit
Letter of Intent	6/24/2019	Exhibit



WHITE STREET (F.M. 455)

POWELL PARKWAY (S.H. 5)

INTERURBAN STREET

EIGHT STREET

RIGGINS STREET

SITE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Alice USA, Inc. is the owner of a 0.936 acre tract of land situated in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas and being all of those tracts known as Tract 1 and Tract 2 as conveyed to Alice USA, Inc. by General Warranty Deed recorded in County Clerk's Instrument No. 20181226001561580, Deed Records, Collin County, Texas; said 0.936 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "RPLS 4709" found at the northeast corner of a distance of 62.13 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 5256" found at the southeast corner of said Tract 1; said point also being the northeast corner of said Tract 2; continuing, in all, a total distance of 126.63 feet to a 1/2-inch iron rod found at the southeast corner of said 0.936 acre tract; said point also being the southeast corner of Lot 4, Richardson Addition, an addition to the City of Anna, Texas according to the plat thereof recorded in Cabinet O, Page 635, Plat Records, Collin County, Texas; said point also being on the west right-of-way line of Interurban Street (variable width);

THENCE, South 02 degrees 29 minutes 28 seconds West, with said west right-of-way line, passing at a distance of 62.13 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 5256" found at the southeast corner of said Tract 1; said point also being the northeast corner of said Tract 2; continuing, in all, a total distance of 323.61 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5256" found at the southwest corner of said 0.936 acre tract; said point also being the southeast corner of said Tract 2; said point also being the northeast corner of a tract of land conveyed to SWACCHA, LLC by deed recorded in County Clerk's Instrument No. 20190218000166800, Deed Records, Collin County, Texas;

THENCE, North 88 degrees 31 minutes 02 seconds West, with the common line of said 0.936 acre tract and SWACCHA, LLC tract, passing at a distance of 303.05 feet a 5/8-inch iron rod with plastic cap stamped "TXDOT ROW MARKER" found; continuing, in all, a total distance of 323.61 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5256" found at the southwest corner of said 0.936 acre tract; said point also being the southwest corner of said Tract 2; said point also being the northwest corner of said SWACCHA, LLC tract; said point also being on the east right-of-way line of Powell Parkway (State Highway No. 5) (variable width);

THENCE, North 04 degrees 01 minutes 26 seconds East, with said east right-of-way line, passing at a distance of 64.55 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 5256" found (5/8-inch iron rod with plastic cap stamped "TXDOT ROW MARKER" found South 88 degrees 31 minutes 02 seconds East, 20.14 feet) at the northwest corner of said Tract 2; said point also being the southwest corner of said Tract 1; continuing, in all, a total distance of 126.72 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5433" found (5/8-inch iron rod with plastic cap stamped "RPLS 5433" found North 88 degrees 31 minutes 08 seconds West, 10.00 feet) at the northwest corner of said 0.936 acre tract;

THENCE, South 88 degrees 31 minutes 08 seconds East, continuing, with said east right-of-way line, passing at a distance of 10.05 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 5433" found at the southwest corner of Lot 2R, Richardson Addition, an addition to the City of Anna, Texas according to the plat thereof recorded in County Clerk's Instrument No. 2012-325, Plat Records, Collin County, Texas; leaving said east right-of-way line and continuing with the common line of said 0.936 acre tract and Lot 2R, passing at a distance of 10.23 feet a 5/8-inch iron rod with plastic cap stamped "TXDOT ROW MARKER" found; continuing, in all, a total distance of 320.22 feet to the POINT OF BEGINNING;

CONTAINING, 40,756 square feet or 0.936 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Alice USA, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as BLOCK 1, LOT 1, ALTICE/SUDDENLINK ADDITION, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

ALTICE USA, INC.

By: _____ Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

FINAL PLAT
LOT 1, BLOCK 1
ALTICE/SUDDENLINK ADDITION
0.936 ACRES OF LAND
ONE LOT

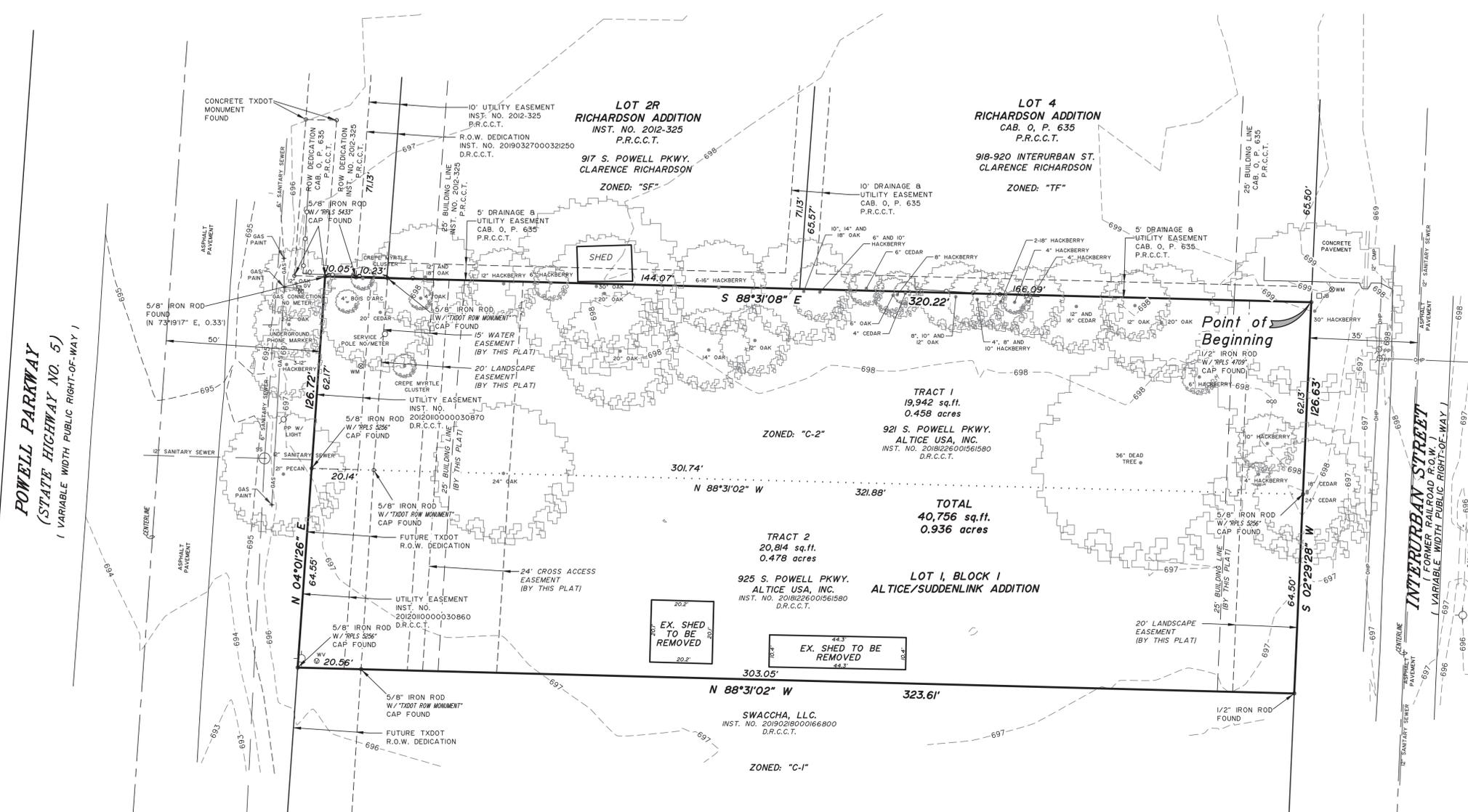
BEING TWO TRACTS OF LAND CONVEYED TO
ALTICE USA, INC
INSTRUMENT NO. 20181226001561580
D.R.C.C.T.

GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

Gonzalez & Schneeberg
engineers ■ surveyors
Engineering Firm No. F-3376
2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855
Surveying License No. 100752-00

SCALE DATE PROJ. NO. DWG. NO.
1" = 20' JUNE, 2019 6852-19-03-19 6852 pre-plat

NO.	DATE	REVISION



POWELL PARKWAY
(STATE HIGHWAY NO. 5)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

INTERURBAN STREET
(FORMER RAILROAD ROW)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

GENERAL NOTES

- 1. Purpose of this Plat: To create one lot, from two tracts of land.
- 2. Lot-to-lot drainage is not allowed.
- 3. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas, Map No. 480B5C0160J, effective Date: June 2, 2009. All of the subject property is shown to be located in Zone "X".

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Robert W. Schneeberg, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my personal supervision and in accordance with the Subdivision Regulations of the City of Anna, Texas.
RELEASED 06/18/2019 - FOR REVIEW ONLY
NOT TO BE RECORDED
Robert W. Schneeberg, Texas R.P.L.S. No. 4804

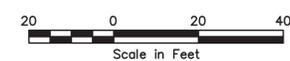
STATE OF TEXAS
COUNTY OF DALLAS

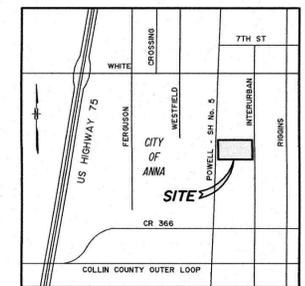
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the act and deed for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

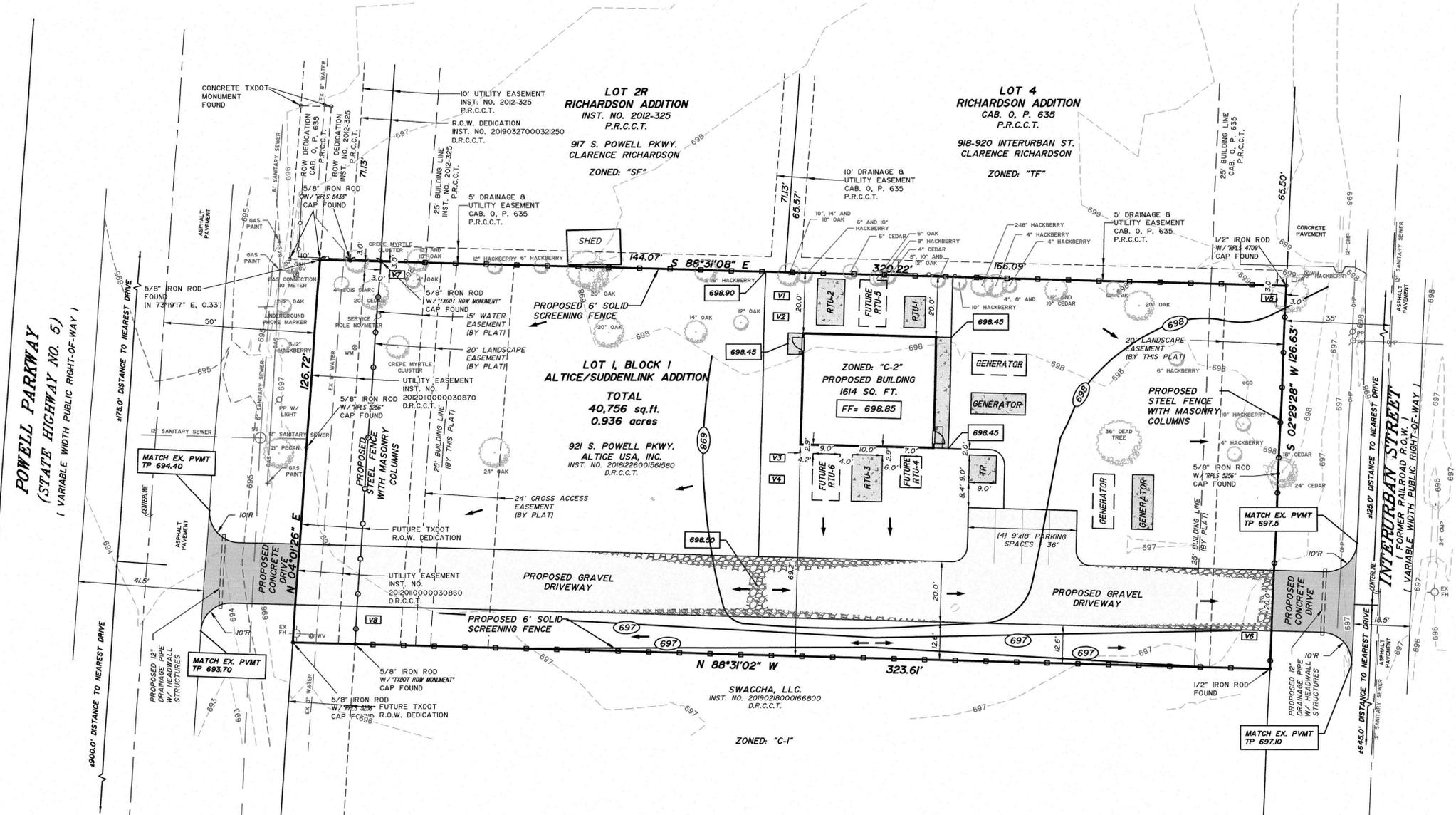


- LEGEND
- PP POWER POLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - JB JUNCTION BOX
 - GV GAS VALVE
 - MS METAL SIGN
 - SM SANITARY SEWER MANHOLE
 - OL OVERHEAD POWER LINE
 - F FENCE
 - CAB. CABINET
 - V. VOLUME
 - P. PAGE
 - NO. NUMBER
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER





VICINITY MAP
NTS



- LEGEND**
- ⊙ PP POWER POLE
 - ⊙ WV WATER VALVE
 - ⊙ FH FIRE HYDRANT
 - ⊙ JB JUNCTION BOX
 - ⊙ JV GAS VALVE
 - ⊙ MS METAL SIGN
 - ⊙ SS SANITARY SEWER MANHOLE
 - OHP — OVERHEAD POWER LINE
 - O — FENCE
 - CAB. CABINET
 - V. VOLUME
 - P. PAGE
 - NO. NUMBER
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - V1 VAULT
 - TR UTILITY TRANSFORMER
 - ⊙ EXISTING TREES
 - ▨ PROPOSED CONCRETE PAVEMENT (R.O.W.)
 - ▨ PROPOSED PRIVATE CONCRETE PAVEMENT
 - ▨ PROPOSED GRAVEL DRIVEWAY
 - FLOW LINE
 - 564 — PROPOSED CONTOUR LINE
 - 564 — EXISTING CONTOUR LINE

OWNER
ALITICE USA, INC.
1111 Stewart Ave.
Bethpage, New York

CONTACT
Joe Carter
Ascent, LLC.
(314) 810-1550
joe.carter@ascentcorp.com



**PRELIMINARY
GRADING AND DRAINAGE PLAN
COMMERCIAL DATA CENTER
ALITICE/SUDDENLINK ADDITION
LOT 1, BLOCK 1
EXISTING ZONING: "C-2"
CITY OF ANNA, COLLIN COUNTY, TEXAS**

PROJ. NO.: 6852-19-02-08 DWG. NO.: 6852-pre-grd.dwg
Gonzalez & Schneeberg
engineers ■ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855
Engineering Firm No. F-3376 Surveying License No. 100752-00

NO.	DATE	REVISION	DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	JUNE 2019	1" = 20'						



April 15, 2019

City of Anna, TX
P.O. Box 776
Anna, TX 75409

To: Whom it May Concern – Planning & Zoning

From: Altice – Property Owner
921 South Powell Parkway
Anna, TX 75409

Re: Platting Review - 921 South Powell Parkway

Please take this correspondence as the letter of intent describing the intended use of the property listed above. Altice intends to use the property as a commercial building housing data processing equipment and act as a local HUB for headend cable TV and internet services. The intent is that the building be periodically visited by Altice employees, is not open to the public, and is not an "occupied" facility. There is not space for personnel to utilize offices or otherwise. Should you have further questions on details feel free to contact me per the information noted below. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pia Olesen-Ferraris', with a long horizontal line extending to the right.

Pia Olesen-Ferraris
Vice President of Critical Systems
Altice USA



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Wal-mart Anna Addition Block A, Lots 2R and 3R Replat of Block A, Lots 2 and 3.

SUMMARY:

The Wal-mart Anna Addition Replat is located in the Thomas Rattan Survey, Abstract No. 782. The plat contains approximately 2.1094 acres covering a section of land at the Northeast corner of Highway 75 and White St (FM 455). This is a replat of Block A, Lots 2 & 3 of the previously approved Final Plat in order to add additional easements. Star Bucks and a new strip center will be located on these lots.

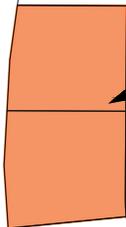
STAFF RECOMMENDATION:

Approval of the Wal-mart Anna Addition Block A, Lots 2R and 3R Replat of Block A, Lots 2 and 3.

ATTACHMENTS:

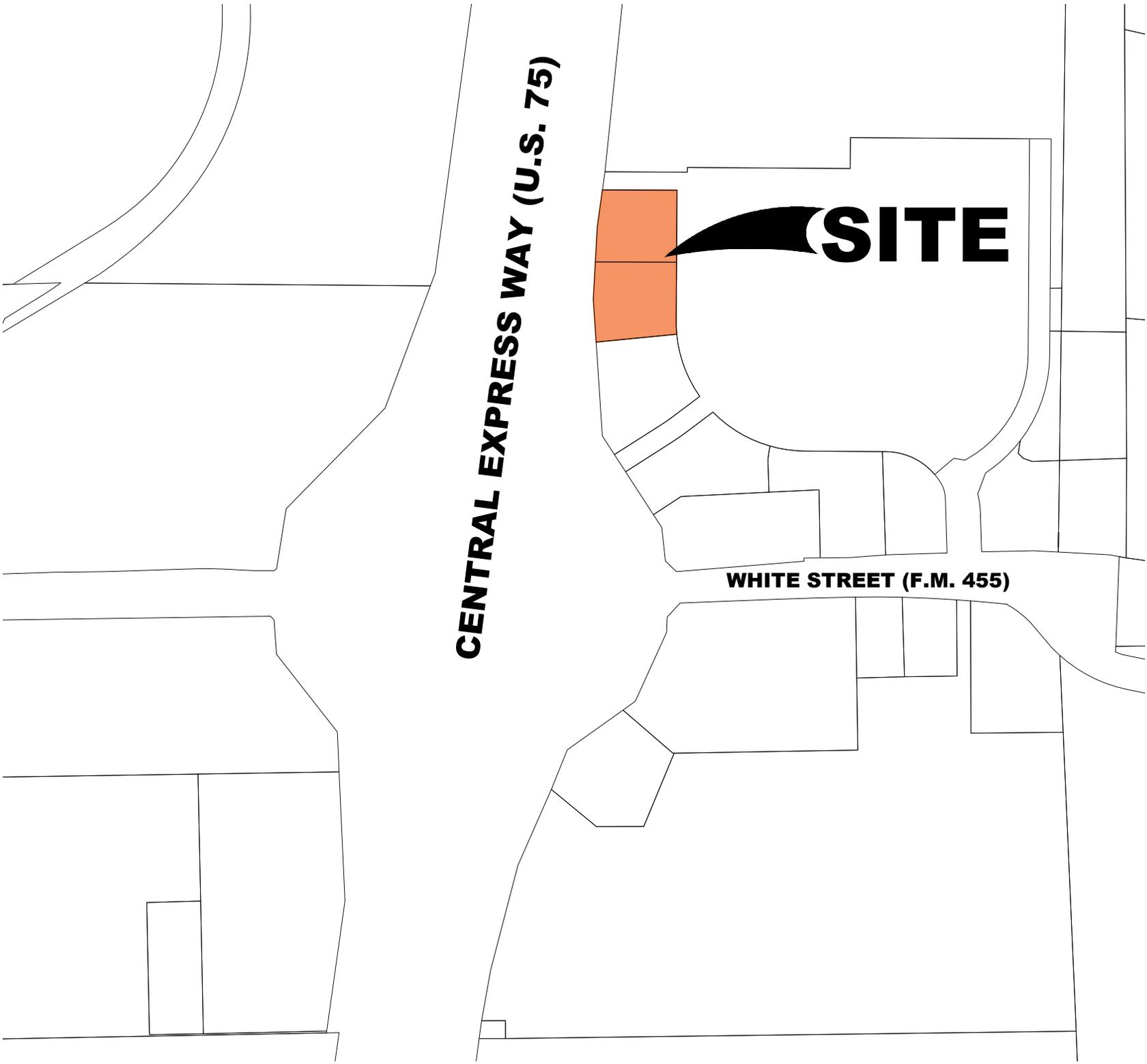
Description	Upload Date	Type
Location Map	6/24/2019	Exhibit
Final Plat	6/24/2019	Exhibit

CENTRAL EXPRESS WAY (U.S. 75)



SITE

WHITE STREET (F.M. 455)





Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019
Staff Contact: Maurice
Schwanke

AGENDA ITEM:

A) Conduct a public hearing to consider public comments regarding a request by Brian Bischoff, the owner of the property. The property is currently zoned as a Commercial Planned Development. The applicant requests to replace the existing Zoning with a revised Commercial Planned Development that will allow for a canopy for individuals who are processing orders at a restaurant drive-thru. The structure will be within the Front Building Setback. The section of property is located on the Northeast corner of Highway 75 and White St (FM 455).

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 revised, Planned Development zoning.

SUMMARY:

The proposed user of this tract of land is Chick-fil-A. The restaurant drive-thru uses a dual lane where order takers are outside using tablets to speed up the process. Employees are standing outside in adverse weather conditions and the proposed canopy will facilitate the well-being of Chick-fil-A workers. In the staff's opinion the canopy will not adversely impact the U.S. 75 visual appeal.

STAFF RECOMMENDATION:

Approval of the proposed Planned Development.

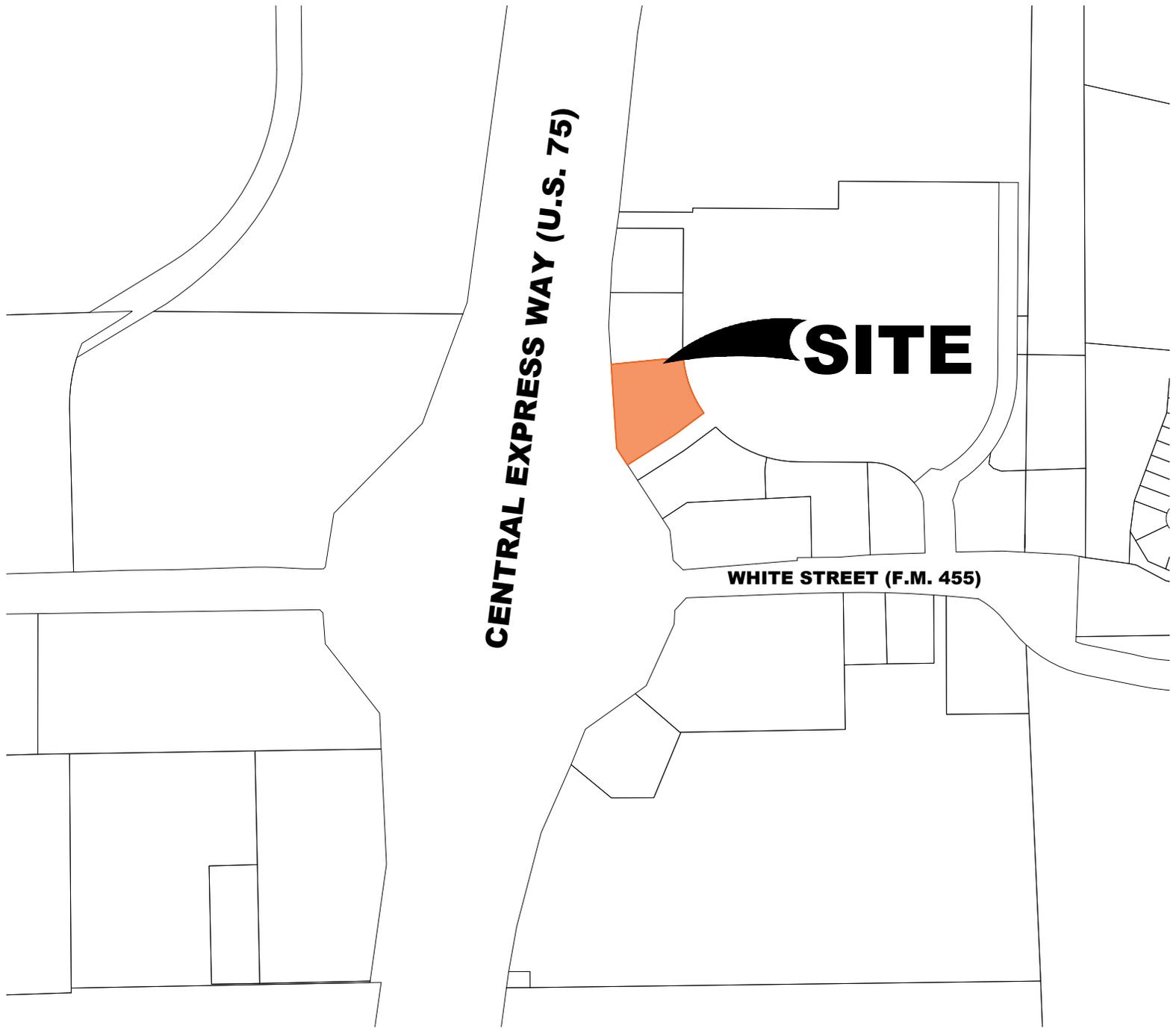
ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/24/2019	Exhibit
Proposed Planned Development	6/25/2019	Exhibit
Concept Plan	6/24/2019	Exhibit
Canopy Pictures	6/24/2019	Exhibit

Building Elevations
Land Title Survey

6/24/2019
6/24/2019

Exhibit
Staff Report



CENTRAL EXPRESS WAY (U.S. 75)

WHITE STREET (F.M. 455)

SITE

CITY OF ANNA, TEXAS

ORDINANCE NO. _____

(NE Corner of White St and Highway 75 Zoning Change from Commercial Planned Development to a revised, 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, Brian Bischoff, 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 a Commercial Planned Development to a new, Commercial Planned Development zoning.

Section 2. All regulations pertaining to the previous Planned Development (Ordinance No. 120-2003) 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 9th day of July, 2019.

ATTESTED:

APPROVED:

City Secretary, Carrie L. Smith

Mayor, Nate Pike

Exhibit "A"

**PROPERTY
DESCRIPTION LOT 4
IN BLOCK A
WAL-MART ANNA
ADDITION
CITY OF ANNA, COLLIN COUNTY, TEXAS**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS RATION SURVEY, ABSTRACT NO. 782, CITY OF ANNA, COLLIN COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 4, BLOCK A, WAL-MART ANNA ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2017, PAGE 549, MAP RECORDS, COLLIN COUNTY, TEXAS, AND CONTAINING 1.4823 ACRES OF LAND, OR LESS.

SURVEYED ON THE GROUND SEPTEMBER 17th, 2018.



fAJt./

David Petree
Registered Professional Land Surveyor No. 1890

BLUE SKY SURVEYING & MAPPING
CORPORATION 11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: 214-358-4500
FAX: 214-358-4600
TBPLS NO. 10105700

Exhibit "B"
Planned Development Standards

1.01 Height and Area Regulations

- A) Canopies for order taking shall be allowed within the 50' front building setback adjacent to Highway 75.

SITE BENCHMARK NO. 1
 CENTER OF STORM DRAIN MANHOLE LID, LOCATED ON-SITE, NORTH 77° 29'14" WEST, A DISTANCE OF 13.73 FEET FROM THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 710.55'

SITE BENCHMARK NO. 2
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED OFF-SITE, NORTH 47°40'47" EAST, A DISTANCE OF 42.79 FEET FROM THE NORTHEAST PROPERTY CORNER.
 ELEVATION = 711.95'

SITE BENCHMARK NO. 3
 CENTER OF STORM DRAIN MANHOLE LID, LOCATED OFF-SITE, SOUTH 64°54'22" EAST, A DISTANCE OF 43.83 FEET FROM THE NORTHEAST PROPERTY CORNER.
 ELEVATION = 711.44'

SITE DATA	
ZONING:	PD- (PLANNED DEVELOPMENT)
LOT AREA:	1.4823 ACRES (64,571 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	4,996 S.F.
F.A.R.:	0.077:1
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F.
	4,996/100 = 50 SPACES
PARKING PROVIDED:	54 SPACES (3 H.C.)
BUILDING HEIGHT:	25' (1 STORY)
PROPOSED LANDSCAPE AREA:	22,713 S.F. (35.18%)
PROPOSED IMPERVIOUS AREA:	41,858 S.F. (64.82%)

LOT 3, BLOCK A
 WAL-MART ANNA ADDITION
 VOL. 2017, PAGE 549
 P.R.C.C.T.

20'x20' DRAINAGE EASEMENT
 INST. NO. 2017-549

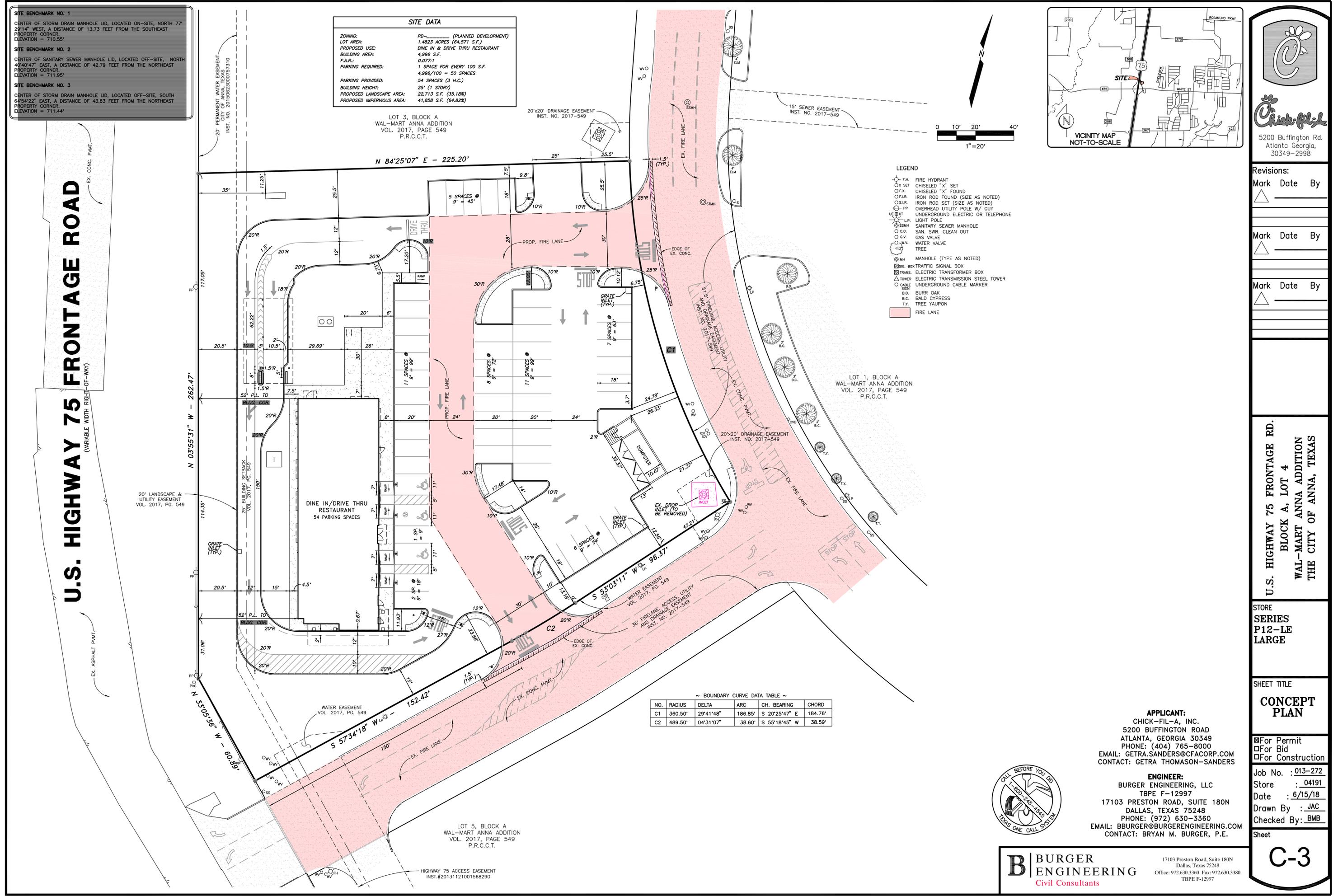
15' SEWER EASEMENT
 INST. NO. 2017-549

LOT 1, BLOCK A
 WAL-MART ANNA ADDITION
 VOL. 2017, PAGE 549
 P.R.C.C.T.

LOT 5, BLOCK A
 WAL-MART ANNA ADDITION
 VOL. 2017, PAGE 549
 P.R.C.C.T.

U.S. HIGHWAY 75 FRONTAGE ROAD

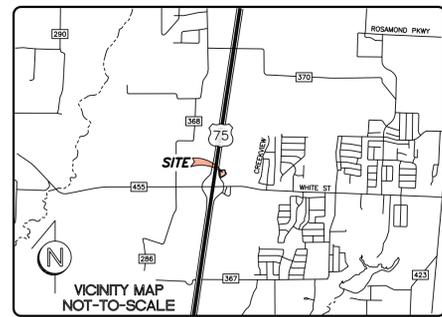
(VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - IRON ROD SET (SIZE AS NOTED)
 - IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ GUY
 - UNDERGROUND ELECTRIC OR TELEPHONE
 - L.P. LIGHT POLE
 - SSMH SANITARY SEWER MANHOLE
 - G.O. GAS VALVE
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - TREE
 - MH MANHOLE (TYPE AS NOTED)
 - TRAFFIC SIGNAL BOX
 - ELECTRIC TRANSFORMER BOX
 - ELECTRIC TRANSMISSION STEEL TOWER
 - UNDERGROUND CABLE MARKER
 - B.O. BURR OAK
 - B.C. BALD CYPRESS
 - T.Y. TREE YAUPON
 - FIRE LANE

~ BOUNDARY CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	360.50'	29°41'48"	186.85'	S 20°25'47" E	184.76'
C2	489.50'	04°31'07"	38.60'	S 55°18'45" W	38.59'



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

U.S. HIGHWAY 75 FRONTAGE RD.
 BLOCK A, LOT 4
 WAL-MART ANNA ADDITION
 THE CITY OF ANNA, TEXAS

STORE
 SERIES
 P12-LE
 LARGE

SHEET TITLE
CONCEPT PLAN

For Permit
 For Bid
 For Construction

Job No. : 013-272
 Store : 04191
 Date : 6/15/18
 Drawn By : JAC
 Checked By : BMB

Sheet
C-3

APPLICANT:
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GEORGIA 30349
 PHONE: (404) 765-8000
 EMAIL: GETRA.SANDERS@CFACORP.COM
 CONTACT: GETRA THOMASON-SANDERS

ENGINEER:
 BURGER ENGINEERING, LLC
 TBPE F-12997
 17103 PRESTON ROAD, SUITE 180N
 DALLAS, TEXAS 75248
 PHONE: (972) 630-3360
 EMAIL: BBURGER@BURGERENGINEERING.COM
 CONTACT: BRYAN M. BURGER, P.E.



BURGER ENGINEERING
 Civil Consultants

17103 Preston Road, Suite 180N
 Dallas, Texas 75248
 Office: 972.630.3360 Fax: 972.630.3380
 TBPE F-12997

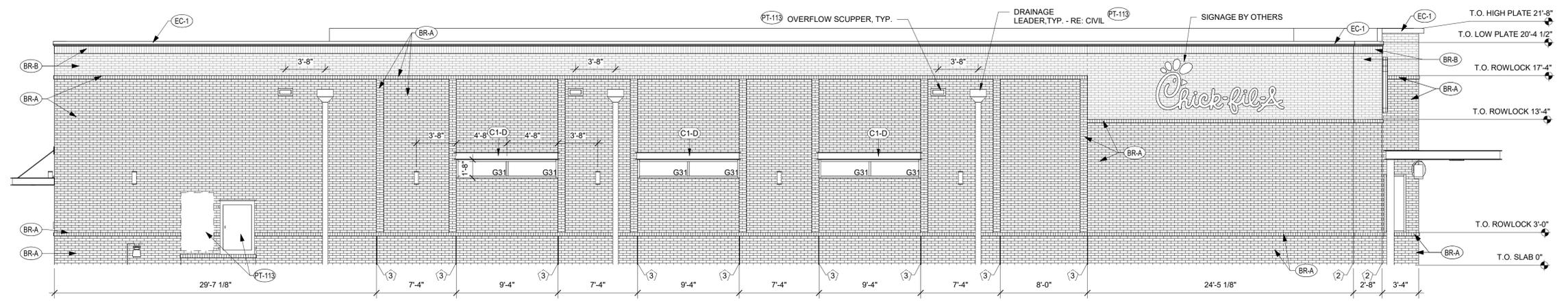


Table of Contents

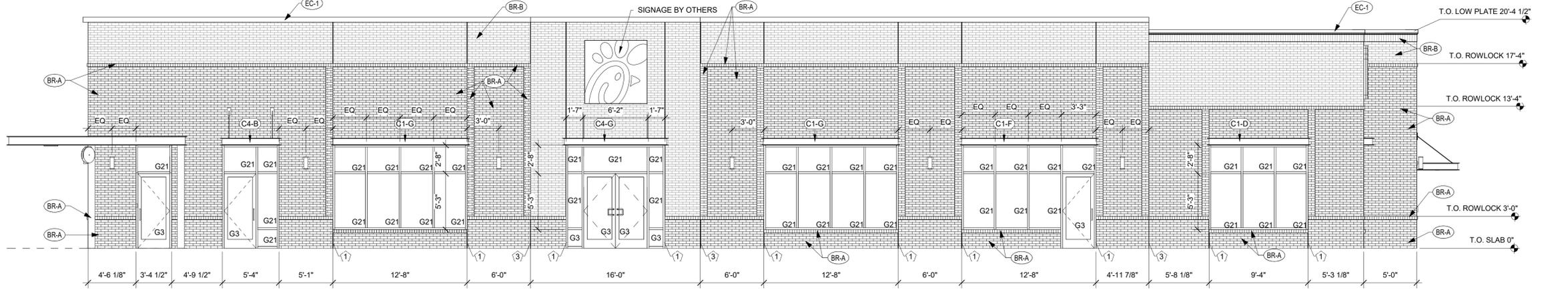
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Architectural Sheets	A3.0-A3.7
Electrical Sheets	E3.0-E3.8
Mechanical Sheets	M3.0-M3.5



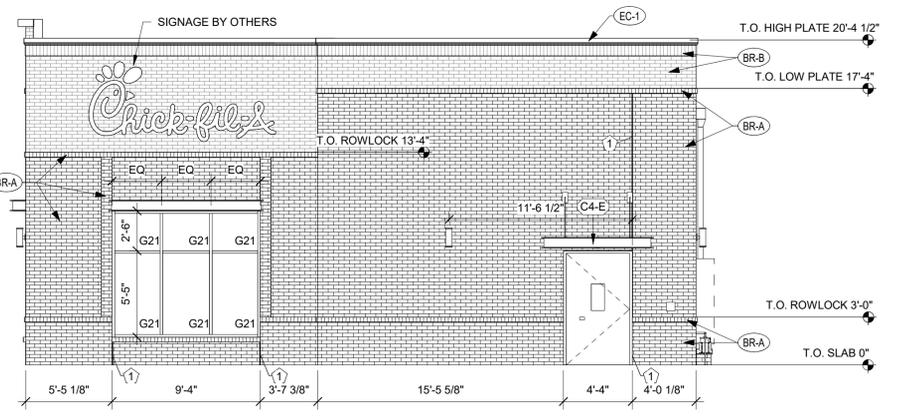
BIM 360/ITX_04191_Annatowncenter_Annatowncenter_Annatowncenter_ARC.rvt
 6/4/2019 3:00:15 PM
 04191-A-302-EXTERIOR ELEVATIONS



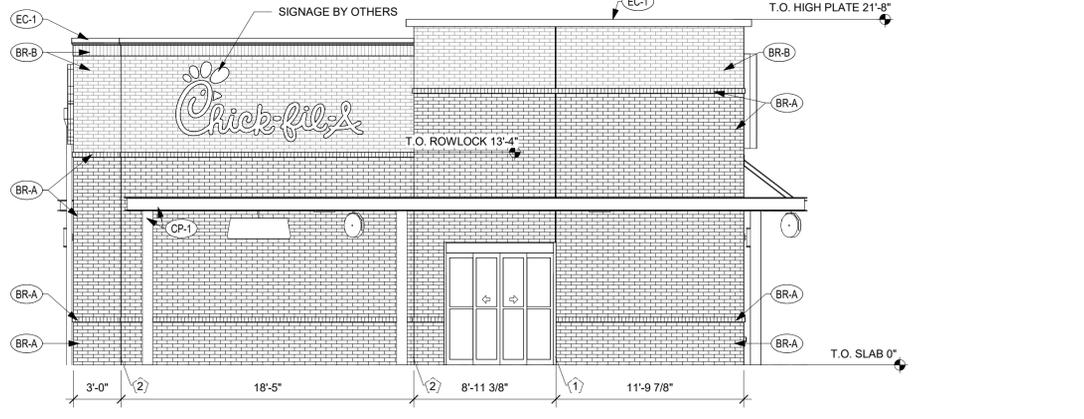
D3 WEST ELEVATION
 3/16" = 1'-0"



C3 EAST ELEVATION
 3/16" = 1'-0"



B3 NORTH ELEVATION
 3/16" = 1'-0"



B2 SOUTH ELEVATION
 3/16" = 1'-0"

GLAZING SCHEDULE				
MARK	THICKNESS	TYPE	TINT	REMARKS
G1	1/4"	TEMPERED	CLEAR	
G3	1/8" (2)	LAMINATED	CLEAR	DUAL LAYER
G11	1/2"	TEMPERED	CLEAR	BUTT GLAZE
G21	1"	TEMPERED	CLEAR - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS
G31	1"	TEMPERED	ACID ETCHED - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS

NOTES:
 1. ALL GLASS TO BE G21 U.N.O.

A301_ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-D	Exterior Canopy	5	9'-9"	1'-0"	0"	No
C1-F	Exterior Canopy	1	13'-1"	1'-0"	0"	Yes
C1-G	Exterior Canopy	2	13'-1"	1'-0"	0"	No
C4-B	Exterior Canopy	1	5'-9"	4'-0"	2'-6"	Yes
C4-E	Exterior Canopy	1	7'-1"	4'-0"	2'-6"	Yes
C4-G	Exterior Canopy	1	10'-0"	4'-0"	2'-6"	Yes
Grand total		11				

A301_FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	YES 45	DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK			DARK BRONZE (MATTE)	

BRICK EXPANSION JOINT LEGEND			
①	ALIGN EJ WITH JAMB	③	ALIGN WITH EXTENT OF BRICK ABOVE
②	ALIGN EJ WITH CORNER OF WALL	④	PLACE EJ AS DIMENSIONED

NOTE: EJ SEALANT COLOR TO MATCH MORTAR COLOR.

Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998
 P: (404) 765 8000

MAYSE & ASSOCIATES, INC.
 Architecture • Planning • Construction Management

14881 Quorum Dr. Suite 800
 Dallas, Texas 75244
 Phone: (972) 388-0338 Fax: (972) 388-0578
 www.MayseAssociates.com

CHICK-FIL-A
 Anna Town Center
 S. Central Expressway
 Anna, TX 75409

FSR#04191
 BUILDING TYPE / SIZE: LE / ALL
 RELEASE: v2_19.05

REVISION SCHEDULE
 NO. DATE DESCRIPTION
 N/A N/A

PERMITTING

CONSULTANT PROJECT # 18078
 PRINTED FOR PERMITTING
 DATE 6/4/2019 3:00:15 PM
 DRAWN BY Designer

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
 EXTERIOR ELEVATIONS

SHEET NUMBER
A-302

PLANNING DEPARTMENT
 AGENCY: CITY OF ANNA PLANNING & DEVELOPMENT
 ADDRESS: 3223 N. POWELL PKWY, ANNA, TX 75409
 CONTACT: MR. MAURICE MORRIS SCHWANKE
 PHONE: 972-924-2616
 EMAIL: MSCHWANKE@ANNATXAS.GOV

ZONING DEPARTMENT
 AGENCY: CITY OF ANNA PLANNING & DEVELOPMENT
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA, TX 75409
 CONTACT: MR. MAURICE MORRIS SCHWANKE
 PHONE: 972-924-2616
 EMAIL: MSCHWANKE@ANNATXAS.GOV

SIGNS
 AGENCY: CITY OF ANNA PLANNING & DEVELOPMENT
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA, TX 75409
 CONTACT: MR. MAURICE MORRIS SCHWANKE
 PHONE: 972-924-2616
 EMAIL: MSCHWANKE@ANNATXAS.GOV

BUILDING DEPARTMENT
 AGENCY: BUREAU VERITAS
 ADDRESS: N/A, SUBMIT TO CITY OF ANNA
 CONTACT: MR. TY CHAPMAN
 PHONE: 469-853-9803

FIRE MARSHAL
 AGENCY: CITY OF ANNA FIRE MARSHAL
 ADDRESS: 305 S. POWELL PARKWAY, ANNA, TX 75409
 CONTACT: MR. JAMES DOCKRAY
 PHONE: 972-924-2143
 EMAIL: JDCKRAY@ANNATXAS.GOV

PLUMBING
 AGENCY: BUREAU VERITAS
 ADDRESS: N/A, SUBMIT TO CITY OF ANNA
 CONTACT: MR. TY CHAPMAN
 PHONE: 469-853-9803

CITY AND UTILITY PROVIDERS:

HEALTH DEPARTMENT
 AGENCY: COLLIN COUNTY DEVELOPMENT SERVICES
 ADDRESS: 4690 COMMUNITY AVE., SUITE 200,
 MCKINNEY, TX 75071
 CONTACT: N/A
 PHONE: 972-548-5585

TRAFFIC ENGINEERING
 AGENCY: CITY OF ANNA PUBLIC WORKS
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA TX, 75409
 CONTACT: MR. JOSEPH JOHNSON
 PHONE: 972-924-4510
 EMAIL: JOHNSON@ANNATXAS.GOV

SITE UTILITIES: SANITARY SEWER
 AGENCY: CITY OF ANNA PUBLIC WORKS
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA TX, 75409
 CONTACT: MR. JOSEPH JOHNSON
 PHONE: 972-924-4510
 EMAIL: JOHNSON@ANNATXAS.GOV

SITE UTILITIES: WATER
 AGENCY: CITY OF ANNA PUBLIC WORKS
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA TX, 75409
 CONTACT: MR. JOSEPH JOHNSON
 PHONE: 972-924-4510
 EMAIL: JOHNSON@ANNATXAS.GOV

SITE UTILITIES: STORM DRAINAGE
 AGENCY: CITY OF ANNA PUBLIC WORKS
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA TX, 75409
 CONTACT: MR. JOSEPH JOHNSON
 PHONE: 972-924-4510
 EMAIL: JOHNSON@ANNATXAS.GOV

EROSION CONTROL
 AGENCY: CITY OF ANNA PUBLIC WORKS
 ADDRESS: 3223 N. POWELL PARKWAY, ANNA TX, 75409
 CONTACT: MR. JOSEPH JOHNSON
 PHONE: 972-924-4510
 EMAIL: JOHNSON@ANNATXAS.GOV

SERVICE UTILITIES: GAS UTILITY
 AGENCY: AT&T ENERGY
 ADDRESS: 1681 CORPORATE DRIVE,
 MCKINNEY, TX
 CONTACT: MR. DAVID COCKER
 PHONE: 214-733-5122
 EMAIL: DAVID.COCKER@AT&TENERGY.COM

SERVICE UTILITIES: ELECTRIC
 AGENCY: GREYSON-COLLIN ELECTRIC COOP
 ADDRESS: ADDRESS NOT REQUIRED; E-MAIL PDF'S
 CONTACT: MR. MICHAEL LAUER
 PHONE: 903-492-7183
 EMAIL: MLAUER@GCEC.NET

SERVICE UTILITIES: TELEPHONE/CABLE/FIBER
 AGENCY: AT&T
 ADDRESS: ADDRESS NOT REQUIRED; E-MAIL PDF'S
 CONTACT: MR. RICK HAYES
 PHONE: 903-415-2028
 EMAIL: RH1361@ATT.COM

SELLER/LANDLORD CONTACT INFORMATION
 AGENCY: EDGE REALTY PARTNERS
 ADDRESS: 5950 BERKSHIRE LANE, SUITE 700,
 DALLAS, TX 75225
 CONTACT: MR. BRIAN WAXLER
 PHONE: 214-545-6914
 EMAIL: BWAXLER@EDGE-RE.COM

CIVIL ENGINEER CONTACT INFORMATION
 AGENCY: KIMLEY-HORN
 ADDRESS: 12790 MERIT DRIVE, SUITE 1000,
 DALLAS, TX 75251
 CONTACT: MR. JOE FRACCARO
 PHONE: 972-770-1368
 EMAIL: JOE.FRACCARO@KIMLEY-HORN.COM

ZONING INFORMATION

THE SITE IS ZONED "PD" (PLANNED DEVELOPMENT) BY ORDINANCE NO. 120-2003 (ZONING DISTRICT) WITH RESTRAINT WITH DRIVE THROUGH IS PERMITTED USE UNDER C-2 GENERAL COMMERCIAL DISTRICT.

ADJACENT PROPERTIES ARE ZONED "PD"

MAXIMUM FLOOR AREA RATIO IS: NONE REQUIRED

MAXIMUM BUILDING HEIGHT IS: 60 FEET PER PD

BUILDING SETBACKS ARE:

FRONT (WEST): 25'
 LEFT SIDE (NORTH): 0'
 RIGHT SIDE (SOUTH): 25'
 REAR (EAST): 0'

PARKING
 THE PARKING FORMULA FOR MINIMUM REQUIREMENTS FOR A RESTAURANT IS; ONE (1) PARKING SPACE FOR EACH 100 SQUARE FEET OF FLOOR AREA.

POLE SIGNS:
 ARE POLE/PYLON SIGNS PERMITTED? YES.

MONUMENT SIGNS:
 HOW MANY GROUND SIGNS ARE ALLOWED? ONE (1) MONUMENT SIGN ALLOWED.
 WHAT IS THE MAXIMUM HEIGHT? MAXIMUM HEIGHT ALLOWED IS 6 FEET.
 WHAT IS THE MAXIMUM SQUARE FOOTAGE? MAXIMUM OF 80 SQUARE FEET ALLOWED.
 IS THE SIGN AREA CALCULATION BASED ON ONE SIDE ONLY? YES.

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (OFF #4715001909) EFFECTIVE DATE OF AUGUST 14, 2017, ISSUED DATE OF AUGUST 21, 2018, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE AS INDICATED ON SCHEDULE B THEREOF:

1. RESTRICTIVE COVENANTS OF RECORD RECORDED UNDER CLERK'S FILE NO. 2015060200647420, (ALL TRACTS) AND CLERK'S FILE NO. 2018032300058600 (TRACTS 2, 3 AND 4) REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS THE SAME AS THE PROPERTY BEING DEPICTED AS "OUTPARCEL 3" THEREIN)

10(a). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF ANNA, TEXAS FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON NOVEMBER 20, 2003 UNDER VOLUME 5550, PAGE 294, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: 20' UTILITY EASEMENT IS LOCATED TO THE SOUTHEAST, ALONG F.M. 455)

10(a). MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "HIGHWAY 75 EASEMENT AGREEMENT" DATED JUNE 1, 2015 EXECUTED BY SEMINOLE ANNA 6, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED ON NOVEMBER 21, 2013 UNDER CLERK'S FILE NO. 20131121001568290, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS WHICH PROVIDES FOR, AMONG OTHER THINGS: TERMS AND CONDITIONS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT AS SHOWN "TRACT 3" ON SURVEY)

10(f). MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" DATED JUNE 1, 2015 EXECUTED BY Q SEMINOLE ANNA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP AND WAL-MART REAL ESTATE BUSINESS TRUST RECORDED ON JUNE 2, 2015 UNDER CLERK'S FILE NO. 2015060200647440, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS WHICH PROVIDES FOR, AMONG OTHER THINGS: TERMS AND CONDITIONS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: IS SUBJECT TO THE TERMS CITED THEREIN, SPECIFIC ACCESS EASEMENTS DEPICTED THEREIN ARE LOCATED TO THE SOUTH ALONG HIGHWAY 75 EASEMENT ROAD)

10(h). MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT AGREEMENT" DATED MAY 28, 2015 EXECUTED BY Q SEMINOLE ANNA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP AND WAL-MART REAL ESTATE BUSINESS TRUST RECORDED ON JUNE 2, 2015 UNDER CLERK'S FILE NO. 2015060200647430, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4

10(i). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF ANNA, TEXAS FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON JUNE 2, 2015 UNDER CLERK'S FILE NO. 2015060200647440, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT IS LOCATED OFF-SITE TO THE SOUTHWEST OF LOT 4)

10(j). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF ANNA, TEXAS FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON JUNE 2, 2015 UNDER CLERK'S FILE NO. 2015060200647460, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT IS LOCATED OFF-SITE TO THE NORTH OF LOT 4)

10(k). MATTERS CONTAINED IN "AMENDED AND RESTATED PERMANENT PUBLIC WATER EASEMENT" DATED OCTOBER 28, 2015 EXECUTED BY Q SEMINOLE ANNA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP AND WAL-MART REAL ESTATE BUSINESS TRUST RECORDED ON NOVEMBER 3, 2015 UNDER CLERK'S FILE NO. 2015103001390320, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: ALL TRACTS (SURVEYOR'S NOTE: EASEMENT IS LOCATED OFF-SITE TO THE NORTH OF LOT 4)

10(m). MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECP) DATED OCTOBER 28, 2015 EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST RECORDED ON NOVEMBER 3, 2015 UNDER CLERK'S FILE NO. 2015103001390330, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: ALL TRACTS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DEPICTED THEREIN, AND IS SUBJECT TO THE TERMS CITED THEREIN)

10(n). MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "FIRST AMENDMENT TO TEMPORARY CONSTRUCTION EASEMENT AGREEMENT" DATED OCTOBER 30, 2015 EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST RECORDED ON NOVEMBER 3, 2015 UNDER CLERK'S FILE NO. 2015103001390360, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: ALL TRACTS

10(o). INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED NOVEMBER 22, 2013, RECORDED NOVEMBER 25, 2013 UNDER CLERK'S FILE NO. 20131125001577660 OF THE OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS, WHICH DOCUMENT CONTAINS THE FOLLOWING LANGUAGE: GRANTOR RESERVES TITLE OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE PROPERTY. AFFECTS: ALL TRACTS

10(p). MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RING ROAD EASEMENT AGREEMENT DATED NOVEMBER 7, 2013 EXECUTED BY SEMINOLE ANNA 6, LTD., A TEXAS LIMITED PARTNERSHIP AND SEMINOLE ANNA 4, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED ON NOVEMBER 21, 2013 UNDER CLERK'S FILE NO. 20131121001568300, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4

10(q). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF ANNA, TEXAS FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON JUNE 23, 2015 UNDER CLERK'S FILE NO. 20150623000757320, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: LOCATED OFF-SITE TO THE NORTH OF LOT 4)

10(r). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF ANNA, TEXAS FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON JUNE 23, 2015 UNDER CLERK'S FILE NO. 20150623000757320, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: LOCATED OFF-SITE TO THE NORTH OF LOT 4)

10(s). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF ANNA, TEXAS FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON JUNE 23, 2015 UNDER CLERK'S FILE NO. 20150623000757320, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: 80 FOOT WIDE EASEMENT LOCATED OFF-SITE, APPROXIMATELY 1/2-MILE TO THE NORTH OF LOT 4)

10(t). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO CITY OF ANNA, RECORDED AUGUST 28, 2017 UNDER CLERK'S FILE NO. 20170828001147030, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: LOCATED OFF-SITE TO THE NORTH OF LOT 4)

10(u). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO CITY OF ANNA, RECORDED AUGUST 28, 2017 UNDER CLERK'S FILE NO. 20170828001147040, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: LOCATED OFF-SITE TO THE NORTH OF LOT 4)

10(v). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO CP ANNA RETAIL ONE, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED MARCH 23, 2018 UNDER CLERK'S FILE NO. 2018032300058600, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: TEMPORARY EASEMENT, BLANKET IN NATURE. PROPERTIES DESCRIBED THEREIN LOCATED OFF-SITE TO THE SOUTHWEST OF LOT 4)

10(w). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO GRAYSON COLLIN ELECTRIC COOPERATIVE, INC. RECORDED MARCH 23, 2018 UNDER CLERK'S FILE NO. 2018032300058600, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT LOCATED OFF-SITE TO THE EAST OF LOT 4)

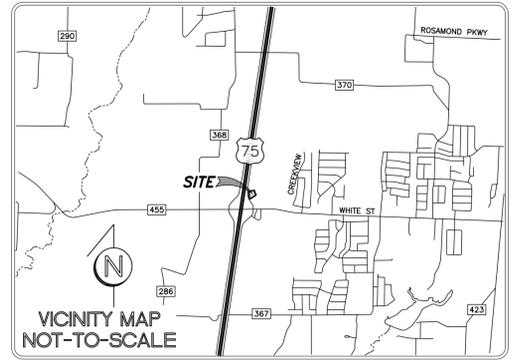
10(x). MATTERS CONTAINED IN TEMPORARY GRADING AND DRAINAGE EASEMENT AGREEMENT DATED: MARCH 22, 2018, EXECUTED BY Q SEMINOLE ANNA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP AND ZABLNIK HOSPITALITY LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED MARCH 23, 2018 UNDER CLERK'S FILE NO. 20180323000358110, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT LOCATED OFF-SITE TO THE EAST OF LOT 4)

10(y). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO CITY OF ANNA, RECORDED MAY 23, 2018 UNDER CLERK'S FILE NO. 20180523000631450, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT LOCATED OFF-SITE TO THE EAST OF LOT 4)

10(z). EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO CITY OF ANNA, RECORDED MAY 23, 2018 UNDER CLERK'S FILE NO. 20180523000631440, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: EASEMENT LOCATED OFF-SITE TO THE EAST OF LOT 4)

10(aa). THE FOLLOWING ITEMS AS SHOWN ON PLAT RECORDED IN VOLUME 517, PAGE 549, MAP RECORDS, COLLIN COUNTY, TEXAS: 1. TWENTY-FIVE (25) FOOT BUILDING SETBACK LINE(S); 2. TWENTY (20) FOOT LANDSCAPE AND WATER EASEMENT(S); 3. TWENTY (20) FOOT BY TWENTY (20) FOOT DRAINAGE AND VARIABLE WIDTH WATER EASEMENT. AFFECTS: TRACT 1 (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY AS SHOWN)

10(bb). BUILDING SETBACK LINES, EASEMENTS AND OTHER MATTERS, AS SHOWN ON PLAT RECORDED IN VOLUME 517, PAGE 549, MAP RECORDS, COLLIN COUNTY, TEXAS. AFFECTS: TRACTS 2, 3 AND 4 (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY AS SHOWN)



~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	360.50'	29°41'48"	186.85'	S 20°25'47" E	184.76'
C2	489.50'	04°31'07"	38.60'	S 55°18'45" W	38.59'
C3	360.60'	05°48'40"	36.56'	S 02°40'33" E	36.55'

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS

TRACT 1: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS RATTON SURVEY, ABSTRACT NO. 782, CITY OF ANNA, COLLIN COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 4, BLOCK A, WAL-MART ANNA ADDITION, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2017, PAGE 549, MAP RECORDS, COLLIN COUNTY, TEXAS.

TRACT 2: EASEMENT
 NON-EXCLUSIVE ACCESS EASEMENT CREATED IN WHITE ROAD FIRE LANE, UTILITY AND ACCESS EASEMENT AGREEMENT EXECUTED BY Q SEMINOLE ANNA TOWN CENTER, L.P.; SEMINOLE ANNA 6, LTD., AND SEMINOLE ANNA 4, LTD., FILED OCTOBER 4, 2013, RECORDED UNDER CLERK'S FILE NO. 20131004001385960, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

TRACT 3: EASEMENT
 NON-EXCLUSIVE ACCESS EASEMENT CREATED IN HIGHWAY 75 EASEMENT AGREEMENT EXECUTED BY SEMINOLE ANNA 6, LTD., FILED NOVEMBER 21, 2013, RECORDED UNDER CLERK'S FILE NO. 20131121001568290, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

TRACT 4: EASEMENT
 NON-EXCLUSIVE ACCESS EASEMENT CREATED IN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST AND Q SEMINOLE ANNA TOWN CENTER, L.P., FILED JUNE 2, 2015, RECORDED UNDER CLERK'S FILE NO. 2015060200647420, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

SURVEYOR'S NOTES:

- THE PARCELS COMPRISING THE LAND SHOWN ON THE SURVEY ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES, WITH NO APPARENT STRIPS, GAPS OR GORES BETWEEN THEM.
- THE LAND SHOWN ON THE SURVEY IS THE SAME LAND DESCRIBED IN THE TITLE COMMITMENT.
- THERE ARE NO PARKING ONSITE SUBJECT PROPERTY.
- ALL GRAPHIC MATTERS, EASEMENTS, ETC. ON LOT 4 OF THE RECORDED PLAT ARE AS SHOWN ON SURVEY
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

CERTIFICATION:

TO: CHICK-FIL-A INC., A GEORGIA CORPORATION; Q SEMINOLE ANNA TOWN CENTER, L.P., A TEXAS LIMITED PARTNERSHIP; AND CHICAGO TITLE INSURANCE COMPANY (GF# 4715001909):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7a, 7(b)(1), 8, 9, 11, 13, 16, 17, 20 AND 21 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PRELIMINARY

DAVID PETREE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1890

BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600

DATE: SEPTEMBER 17, 2018
 SCALE: 1"=30'

DRPREE@BLUESKYSURVEYING.COM
 TPLSREGISTRATION NO. 10105700

5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:
 Mark Date By

Mark Date By

Mark Date By

1.4823 ACRE PARCEL
 LOT 4, BLOCK A
 WAL-MART ANNA ADDITION
 CITY OF ANNA, COLLIN COUNTY, TEXAS

STORE
 SERIES
 P12-LE
 LARGE

SHEET TITLE
 ALTA/NSPS
 LAND TITLE
 SURVEY

For Permit
 For Bid
 For Construction

Job No.: 013-272
 Store #: 04191
 Date: 09/17/2018
 Drawn By: BVN
 Checked By: DRP

Sheet
 C-1A

NORTHBOUND FRONTAGE ROAD
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

U.S. HIGHWAY 75

- LEGEND**
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - F.X. CHISELED "X" FOUND
 - I.R. IRON ROD FOUND (SIZE AS NOTED)
 - S.I.R. IRON ROD SET (SIZE AS NOTED)
 - P.P. OVERHEAD UTILITY POLE W/ GUY
 - S.M. SANITARY SEWER MANHOLE
 - S.T.M. STORM SEWER MANHOLE
 - W.M. WATER MANHOLE
 - S.W. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - G.M. GAS METER
 - C.V. CONTROL VALVE
 - W.V. WATER VALVE
 - W.M. WATER METER
 - B. BOLLARD
 - S.P. SIGNAL POLE
 - S.B. SIGNAL BOX
 - S.V. SIGNAL VALVE
 - E.B. ELECTRIC BOX
 - S. STREET SIGN
 - C.M. CABLE MARKER
 - O.S. AUTO SPRINKLER
 - T.P. TRANSFORMER PAD
 - L. LIGHT POLE
 - T. TREE

SITE BENCHMARK NO. 1
 CENTER OF STORM DRAIN MANHOLE LID, LOCATED ON-SITE, N ORTH 77° 29'14" WEST, A DISTANCE OF 13.73 FEET FROM THE SOUTHWEST PROPERTY CORNER.
 ELEVATION = 710.55'

SITE BENCHMARK NO. 2
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED OFF-SITE, NORTH 40°40'41" EAST, A DISTANCE OF 42.79 FEET FROM THE NORTHEAST PROPERTY CORNER.
 ELEVATION = 711.95'

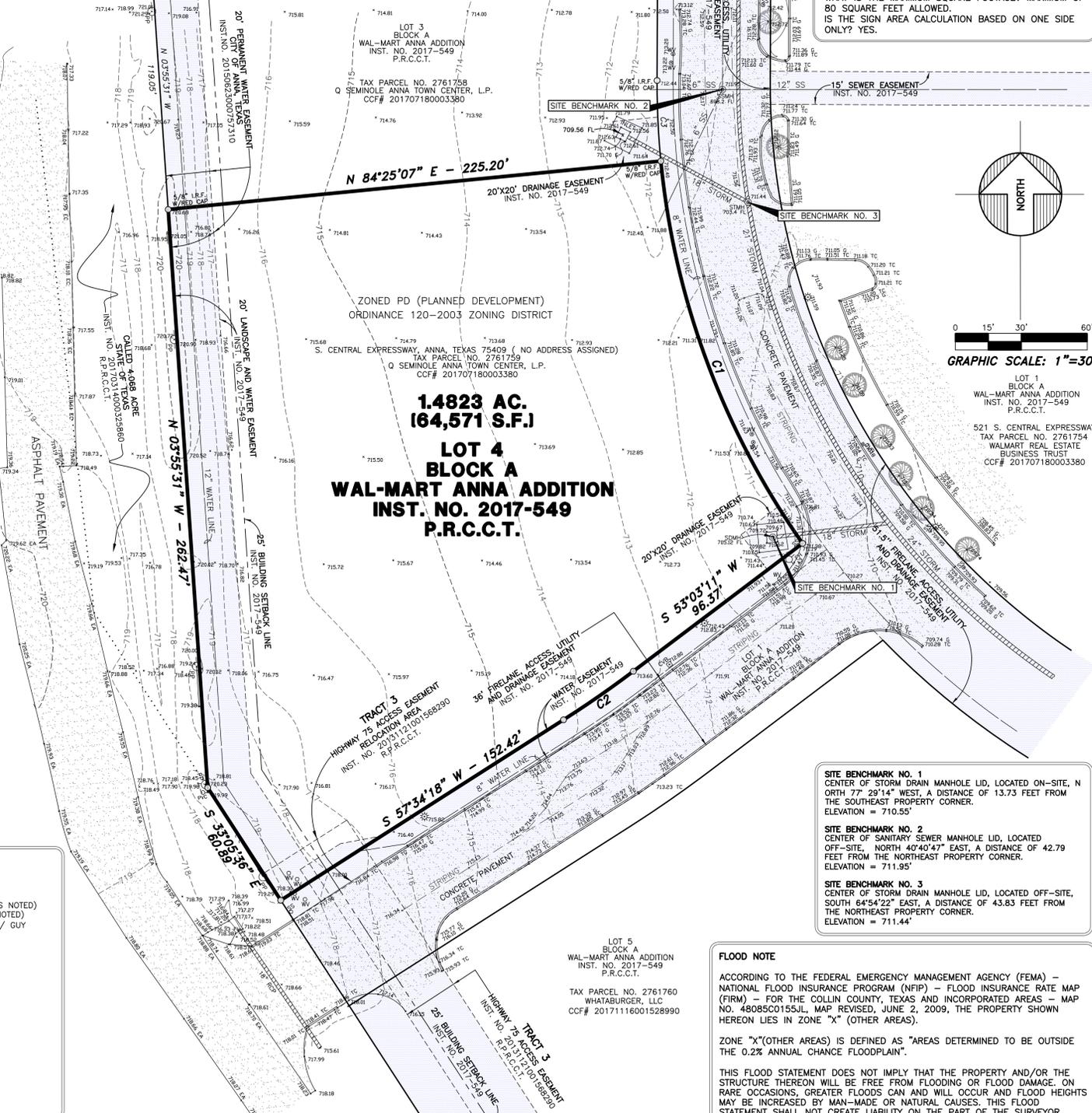
SITE BENCHMARK NO. 3
 CENTER OF STORM DRAIN MANHOLE LID, LOCATED OFF-SITE, SOUTH 64°54'22" EAST, A DISTANCE OF 43.83 FEET FROM THE NORTHEAST PROPERTY CORNER.
 ELEVATION = 711.44'

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0155JL, MAP REVISED, JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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.





Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding a site and landscape plan for Chick-fil-A located at Block A, Lot 4 of the Wal-mart Anna Addition.

SUMMARY:

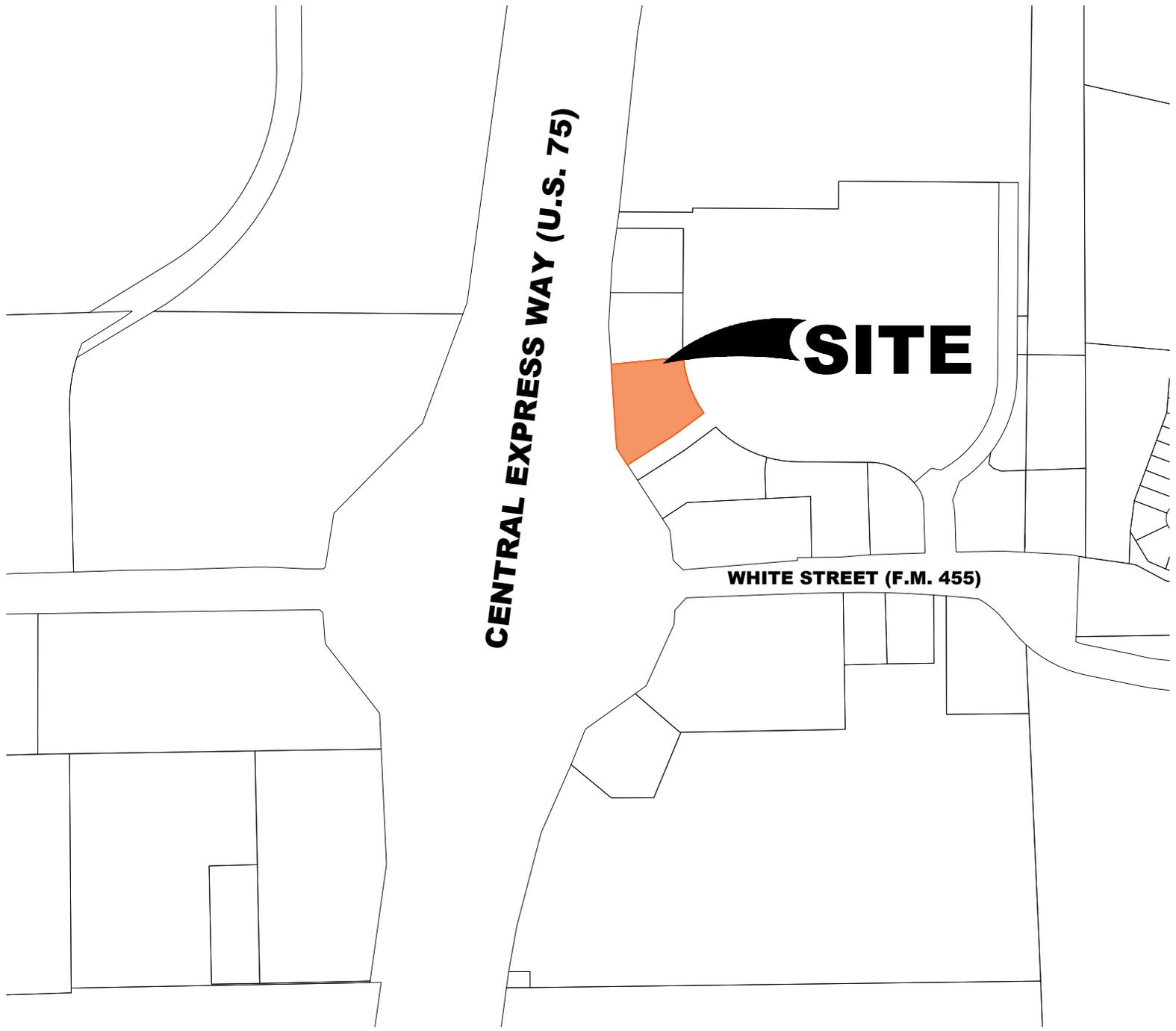
Brian Bischoff, the owner, has submitted a site and landscape plan for Chick-fil-A located at Block A, Lot 4 of the Wal-mart Anna Addition. The site contains approximately 1.4823 acres of land that are zoned PD for commercial uses. They are proposing a new 4,996 SF Chick-fil-A restaurant. The site and landscape plans have been reviewed and requested modifications have been made.

STAFF RECOMMENDATION:

The approval of this site and landscape request is subject to the approval of the zoning request submitted by Chick-fil-A.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/24/2019	Exhibit
Site Plan	6/24/2019	Exhibit
Landscape Plan	6/24/2019	Exhibit
Landscape Specifications	6/24/2019	Exhibit
Building Elevations	6/24/2019	Exhibit



CENTRAL EXPRESS WAY (U.S. 75)

WHITE STREET (F.M. 455)

SITE

SITE BENCHMARK NO. 1
 CENTER OF STORM DRAIN MANHOLE I.D., LOCATED ON-SITE, NORTH 77° 29'14" WEST, A DISTANCE OF 13.73 FEET FROM THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 710.55'

SITE BENCHMARK NO. 2
 CENTER OF SANITARY SEWER MANHOLE I.D., LOCATED OFF-SITE, NORTH 40°40'47" EAST, A DISTANCE OF 42.79 FEET FROM THE NORTHEAST PROPERTY CORNER.
 ELEVATION = 711.95'

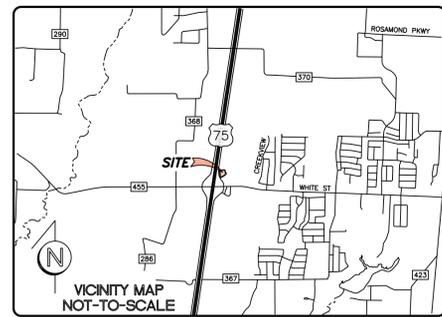
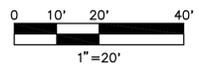
SITE BENCHMARK NO. 3
 CENTER OF STORM DRAIN MANHOLE I.D., LOCATED OFF-SITE, SOUTH 64°54'22" EAST, A DISTANCE OF 43.83 FEET FROM THE NORTHEAST PROPERTY CORNER.
 ELEVATION = 711.44'

SITE DATA	
ZONING:	PD-120-2003 (PLANNED DEVELOPMENT)
LOT AREA:	1.4823 ACRES (64,571 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	4,996 S.F.
F.A.R.:	0.077:1
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F.
	4,996/100 = 50 SPACES
PARKING PROVIDED:	54 SPACES (3 H.C.)
BUILDING HEIGHT:	25' (1 STORY)
PROPOSED LANDSCAPE AREA:	22,713 S.F. (35.18%)
PROPOSED IMPERVIOUS AREA:	41,858 S.F. (64.82%)

LOT 3, BLOCK A
 WAL-MART ANNA ADDITION
 VOL. 2017, PAGE 549
 P.R.C.C.T.

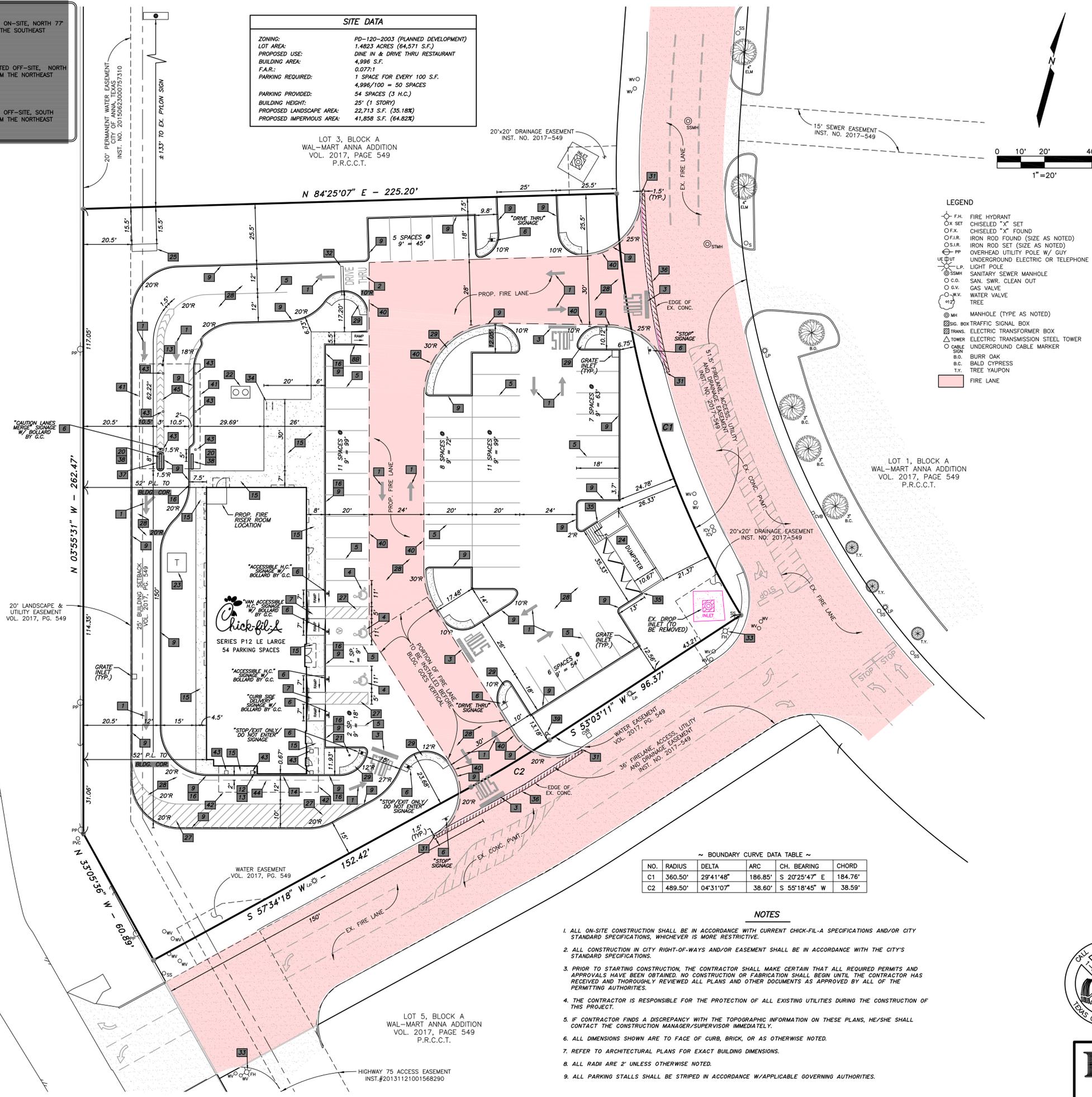
20'x20' DRAINAGE EASEMENT
 INST. NO. 2017-549

15' SEWER EASEMENT
 INST. NO. 2017-549



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

U.S. HIGHWAY 75 FRONTAGE ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - F.O.F. FOUND
 - IRON ROD FOUND (SIZE AS NOTED)
 - OS.I.R. OVERHEAD UTILITY POLE W/ GUY
 - PP UNDERGROUND ELECTRIC OR TELEPHONE
 - VE. BUT LIGHT POLE
 - SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - MANHOLE (TYPE AS NOTED)
 - TRAFFIC SIGNAL BOX
 - ELECTRIC TRANSFORMER BOX
 - ELECTRIC TRANSMISSION STEEL TOWER
 - UNDERGROUND CABLE MARKER
 - B.O. BURR OAK
 - B.C. BALD CYPRESS
 - T.Y. TREE YAUPOIN
 - FIRE LANE

- LAYOUT NOTES**
- 1 PAINTED TRAFFIC ARROW
 - 2 DRIVE THRU STRIPING
 - 3 STOP BAR
 - 4 PAINTED HANDICAP PARKING SYMBOL
 - 5 PARKING STALLS / 4" PAINTED STRIPE
 - 6 DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS)
 - 7 CHICK-FIL-A MAIN ENTRY RAMP
 - 8 CURBED RAMP "A" FLARED SIDES
"B" SHORT FLARED SIDES
 - 9 INTEGRAL CONCRETE CURB (SEE SHEET C-7)
 - 10 SOLID PLASTIC WHEEL STOP (NOT USED)
 - 12 DRIVE THRU PLAN VIEW
 - 13 STEEL PIPE BOLLARD
 - 14 DRIVE THRU ISOMETRIC VIEW
 - 15 TYPICAL SIDEWALK DETAIL BROOM FINISHED
 - 16 SIDEWALK ADJACENT TO CURB
 - 17 CONTRACTION JOINT (SEE SHEET C-7)
 - 18 CONSTRUCTION JOINT (SEE SHEET C-7)
 - 19 SEWER CLEANOUT (SEE SHEET C-10)
 - 20 MENU BOARD AND ORDERING STATION
 - 21 FLAGPOLE - EXC SERIES 35' POLE PGG BY APPROVED VENDORS - THE FLAG CO. OR ATLAS FLAG (REFER SIGN PLAN)
 - 22 GREASE TRAP
 - 23 PAD MOUNTED TRANSFORMER
 - 24 DUMPSTER/STORAGE AREA W/ SCREENING
 - 25 CHICK-FIL-A PRIME SIGN (PYLON SIGN) (REF. SIGNAGE PLAN FOR DETAILS)
 - 26 CHICK-FIL-A ENTER SIGN (NOT USED)
 - 27 STRIPING (SEE C-8 DETAIL 5)
 - 28 CONCRETE PAVEMENT
 - 29 CONCRETE RADIUS PROTECTION
 - 30 TURN DOWN CURB (NOT USED)
 - 31 MATCH EX. CURB
 - 32 CLEARANCE BAR (REF. SIGN PLAN)
 - 33 EX. FIRE HYDRANT
 - 34 BIKE RACK (REF. ARCH PLANS FOR DETAILS) (4'x6' MIN. AREA PER RACK)
 - 35 END CURB AT DUMPSTER
 - 36 MATCH EX. CONCRETE PAVEMENT
 - 37 MULTI ORDER POINT ISLAND
 - 38 CANOPY LAYOUT DETAIL
 - 39 F.D.C. LOCATION
 - 40 FIRE LANE STRIPING
 - 42 MATCH LOCATION & ELEVATION OF EX. SIDEWALK
 - 41 DRIVE THRU ORDERING CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
 - 42 DRIVE THRU MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
 - 43 CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
 - 44 4" DASH PAINTED STRIPE (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
 - 45 ORDER TAKING STRIPING DETAIL

~ BOUNDARY CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	360.50'	29°41'48"	186.85'	S 20°25'47" E	184.76'
C2	489.50'	04°31'07"	38.60'	S 55°18'45" W	38.59'

- NOTES**
1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
 2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
 3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
 5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
 6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.

APPLICANT:
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
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BURGER ENGINEERING
 Civil Consultants

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Revisions:

Mark	Date	By
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U.S. HIGHWAY 75 FRONTAGE RD.
BLOCK A, LOT 4
WAL-MART ANNA ADDITION
THE CITY OF ANNA, TEXAS

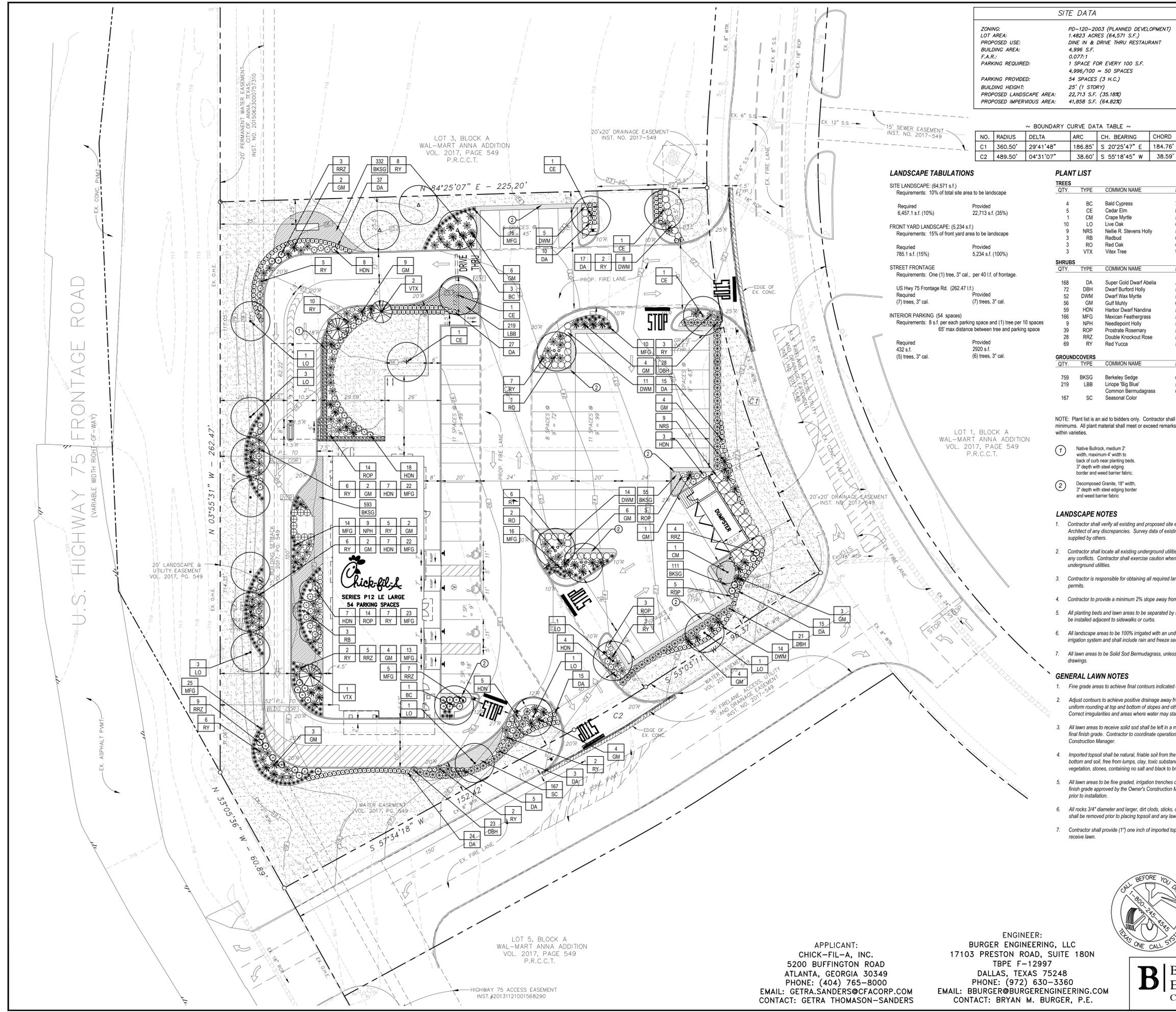
STORE
SERIES
P12-LE
LARGE

SHEET TITLE
SITE PLAN

For Permit
 For Bid
 For Construction

Job No. : 013-272
 Store : 04191
 Date : 6/15/18
 Drawn By : JAC
 Checked By : BMB

Sheet
C-3

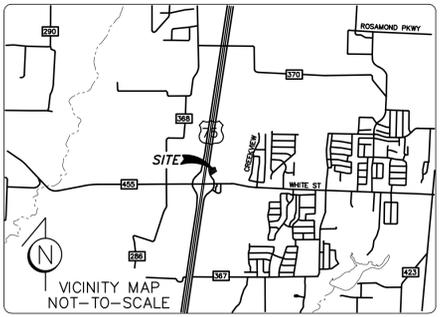


SITE DATA

ZONING: PD-120-2003 (PLANNED DEVELOPMENT)
 LOT AREA: 1,482.3 ACRES (64,571 S.F.)
 PROPOSED USE: DINE IN & DRIVE THRU RESTAURANT
 BUILDING AREA: 4,996 S.F.
 F.A.R.: 0.077:1
 PARKING PROVIDED: 54 SPACES FOR EVERY 100 S.F.
 BUILDING HEIGHT: 25' (1 STORY)
 PROPOSED LANDSCAPE AREA: 22,713 S.F. (35.18%)
 PROPOSED IMPERVIOUS AREA: 41,858 S.F. (64.82%)

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LANDSCAPE TABULATIONS

SITE LANDSCAPE: (64,571 s.f.)
 Requirements: 10% of total site area to be landscape
 Required: 6,457.1 s.f. (10%)
 Provided: 22,713 s.f. (35%)

FRONT YARD LANDSCAPE: (5,234 s.f.)
 Requirements: 15% of front yard area to be landscape
 Required: 785.1 s.f. (15%)
 Provided: 5,234 s.f. (100%)

STREET FRONTAGE
 Requirements: One (1) tree, 3" cal., per 40 l.f. of frontage.
 US Hwy 75 Frontage Rd. (262.47 l.f.)
 Required: (7) trees, 3" cal.
 Provided: (7) trees, 3" cal.

INTERIOR PARKING (54 spaces)
 Requirements: 8 s.f. per each parking space and (1) tree per 10 spaces
 65' max distance between tree and parking space
 Required: 432 s.f.
 Provided: 2920 s.f.
 (5) trees, 3" cal.
 (6) trees, 3" cal.

PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	BC	Bald Cypress	Taxodium distichum	3" cal.	B&B 13' ht., 4-5' spread min.	
5	CE	Cedar Elm	Ulmus crassifolia	3" cal.	B&B 13' ht., 4-5' spread min.	
1	CM	Crape Myrtle	Lagerstroemia x 'Natchez'	7' ht.	container grown, 3-5 cane, no cross caning	
10	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 13' ht., 4-5' spread min.	
9	NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	30 gal.	container grown, fill to base	
3	RS	Redbud	Cercis canadensis	7' ht.	container grown, 3-5 cane, no cross caning	
3	RO	Red Oak	Quercus shumardii	3" cal.	B&B 13' ht., 4-5' spread min.	
3	VTX	Vitex Tree	Vitex agnus-castus	7' ht.	container grown, tree form	

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
168	DA	Super Gold Dwarf Abelia	Abelia grandiflora 'Super Gold'	3 gal.	container grown, full plant specimen	
72	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	5 gal.	container grown, full plant specimen	
52	DWM	Dwarf Wax Myrtle	Myrica cerifera var. pumila	5 gal.	container grown, full plant specimen	
55	GM	Gulf Muhly	Capillaris multitenbergii	5 gal.	container grown, full plant specimen	
59	HDN	Harbor Dwarf Nandina	Nandina domestica 'Nana'	5 gal.	container grown, full plant specimen	
166	MFG	Mexican Feathergrass	Nassella tenuissima	3 gal.	container grown, full plant specimen	
9	NPH	Needlepoint Holly	Ilex vomitoria	5 gal.	container grown, full plant specimen	
39	ROP	Prostrate Rosemary	Rosmarinus officinalis	3 gal.	container grown, full plant specimen	
28	RRZ	Double Knockout Rose	Rosa x 'Radrazz'	5 gal.	container grown, full plant specimen	
69	RY	Red Yucca	Hesperaloe parviflora	5 gal.	container grown, full plant specimen	

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
759	BKSG	Berkeley Sedge	Carex divisa	1 gal.	container grown, full top of container	
219	LBB	Liriope 'Big Blue'	Liriope muscari	1 gal.	container grown, full top of container	
167	SC	Seasonal Color	Cynodon dactylon	roll sod	solid sod, refer to notes container grown, full plant, 6" o.c., selection at time of installation	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

SOLID SOD NOTES

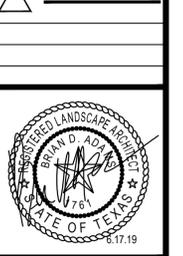
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.



Revisions:
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U.S. HIGHWAY 75 FRONTAGE RD.
 BLOCK A, LOT 4
 WAL-MART ANNA ADDITION
 THE CITY OF ANNA, TEXAS

STORE
 SERIES
 P12-LE
 LARGE

SHEET TITLE
 LANDSCAPE
 PLAN

For Permit
 For Bid
 For Construction

Job No. : 013-272
 Store : 04191
 Date : 6/4/19
 Drawn By : BCC
 Checked By : BDA

Sheet
 L-1



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 Dallas, Texas 75202
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 Fax: 214.871.0545
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01 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

- 1.1 REFERENCED DOCUMENTS**
Refer to bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK**
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- Planting (trees, shrubs, and grass)
 - Bed preparation and fertilization
 - Notification of sources
 - Water and Maintenance until final acceptance
 - Guarantee
- 1.3 REFERENCE STANDARDS**
- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
 - American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
 - Texas Association of Nurserymen, Grades and Standards.
 - Hortis Third, 1976 - Cornell University
- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**
- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
 - Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
 - Product Data: Submit complete product data and specifications on all other specified materials.
 - Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
 - File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
 - Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

- 3.1 BED PREPARATION & FERTILIZATION**
- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
 - All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
 - Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.
- 3.2 INSTALLATION**
- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
 - Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
 - Position the trees and shrubs in their intended location as per plan.
 - Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
 - Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
 - General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
 - Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.
- 1.6 MAINTENANCE AND GUARANTEE**
- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
 - Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and in full compliance with Contractor requirements. All replacements are to be included under "Work" of this section.

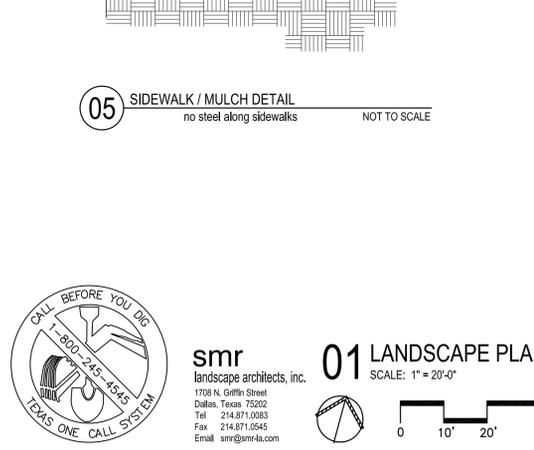
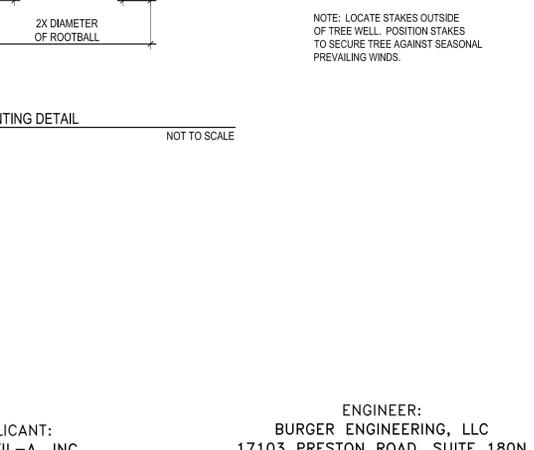
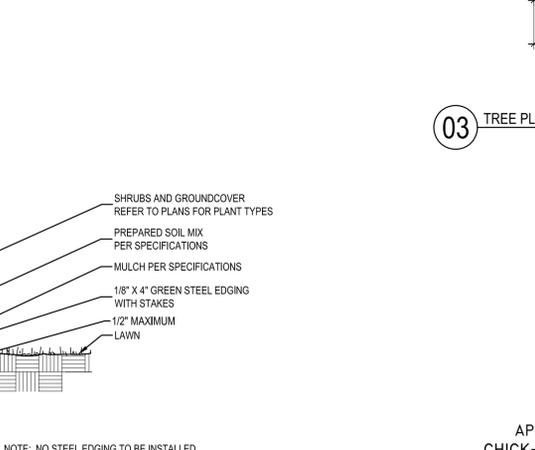
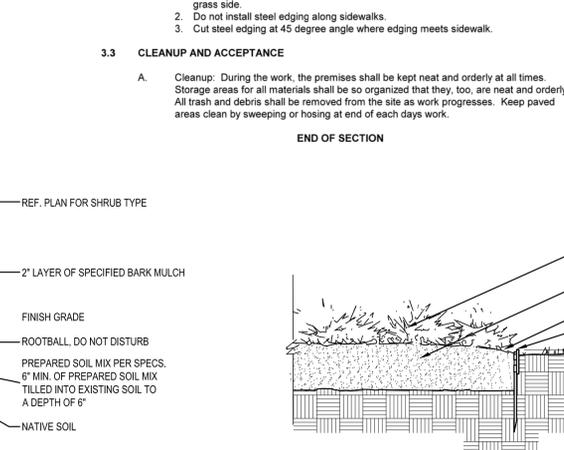
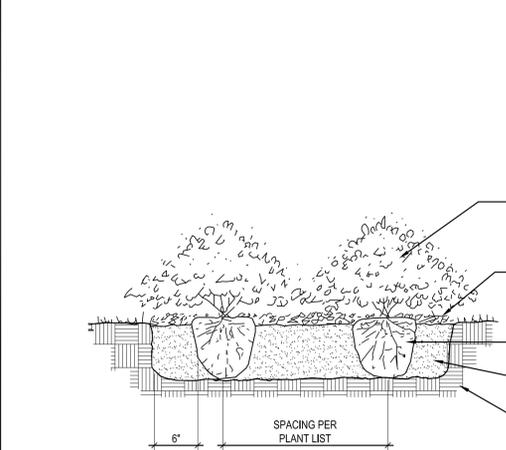
- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 - The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 - Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
 - Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.
- 1.7 QUALITY ASSURANCE**
- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
 - Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
 - Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.
- 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**
- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

PART 2 - PRODUCTS

- 2.1 PLANTS**
- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
 - Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
 - Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
 - Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
 - Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
 - Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
Clay - between 7-27 percent
Silt - between 15-26 percent
Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
 - Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
 - Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
 - Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
 - Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
 - Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for organic applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
 - Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
 - Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS**
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
 - Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
 - Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
 - Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



01 SHRUB PLANTING DETAIL
NOT TO SCALE

02 STEEL EDGING DETAIL
NOT TO SCALE

03 TREE PLANTING DETAIL
NOT TO SCALE

04 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

05 SIDEWALK / MULCH DETAIL
NOT TO SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		



U.S. HIGHWAY 75 FRONTAGE RD.
BLOCK A, LOT 4
WAL-MART ANNA ADDITION
THE CITY OF ANNA, TEXAS

STORE
SERIES
P12-LE
LARGE

SHEET TITLE
LANDSCAPE
SPECS

For Permit
 For Bid
 For Construction

Job No. : 013-272
Store : 04191
Date : 6/4/19
Drawn By : BCC
Checked By : BDA

Sheet
L-2

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
EMAIL: GETRA.SANDERS@CFACORP.COM
CONTACT: GETRA THOMASON-SANDERS

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
TBPE F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
EMAIL: BBURGER@BURGERENGINEERING.COM
CONTACT: BRYAN M. BURGER, P.E.

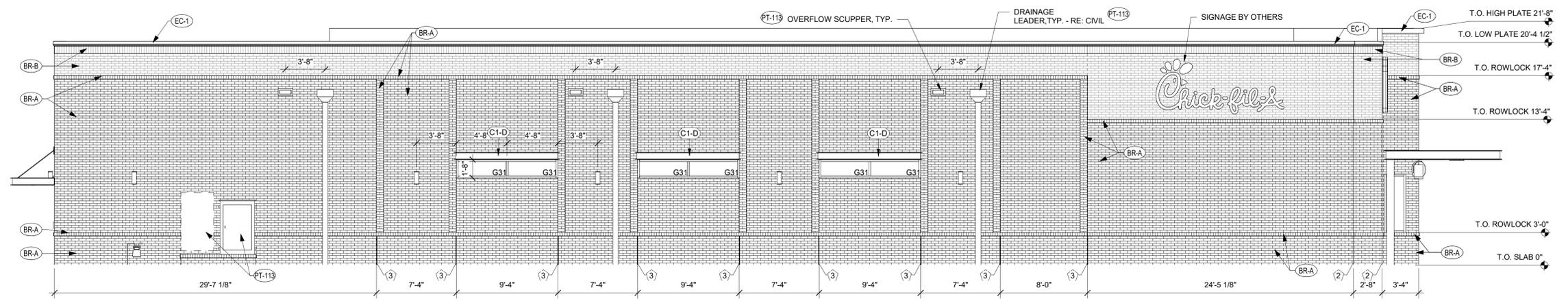
01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.971.0083
Fax: 214.971.0565
Email: smr@smr-la.com

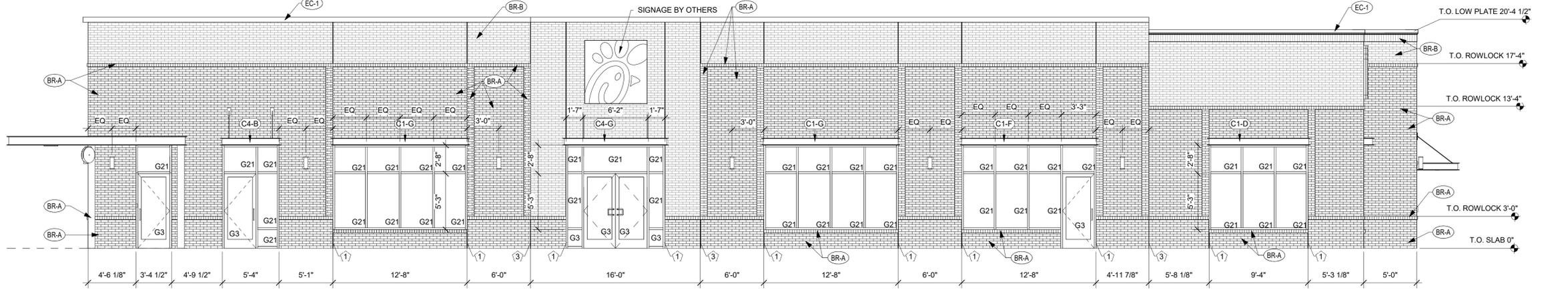
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

BURGER ENGINEERING
Civil Consultants

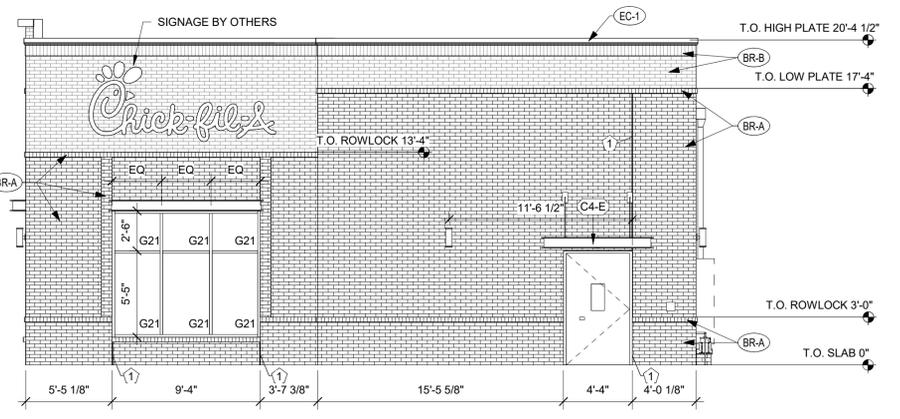
BIM 360/ITX_04191_Annatowncenter_Annatowncenter_Annatowncenter_ARC.rvt
 6/4/2019 3:00:15 PM
 04191-A-302-EXTERIOR ELEVATIONS



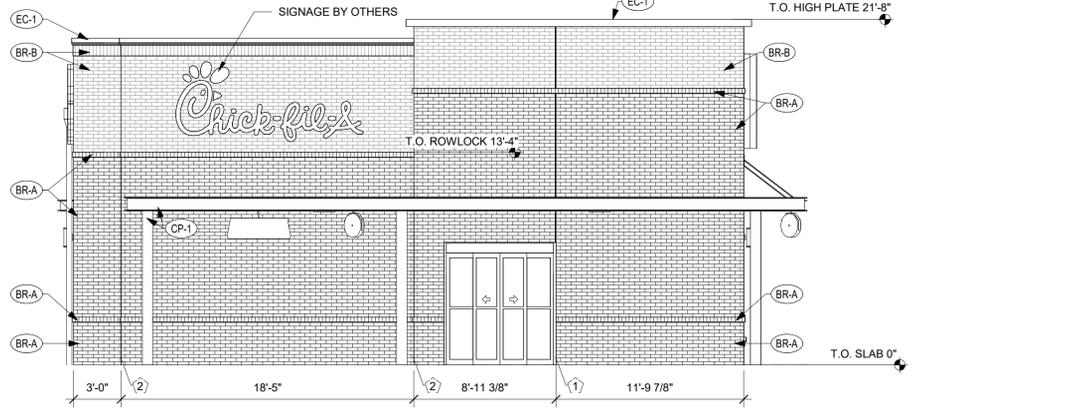
D3 WEST ELEVATION
 3/16" = 1'-0"



C3 EAST ELEVATION
 3/16" = 1'-0"



B3 NORTH ELEVATION
 3/16" = 1'-0"



B2 SOUTH ELEVATION
 3/16" = 1'-0"

GLAZING SCHEDULE				
MARK	THICKNESS	TYPE	TINT	REMARKS
G1	1/4"	TEMPERED	CLEAR	
G3	1/8" (2)	LAMINATED	CLEAR	DUAL LAYER
G11	1/2"	TEMPERED	CLEAR	BUTT GLAZE
G21	1"	TEMPERED	CLEAR - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS
G31	1"	TEMPERED	ACID ETCHED - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS

NOTES:
 1. ALL GLASS TO BE G21 U.N.O.

A301_ATTACHED CANOPY SCHEDULE					
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)
C1-D	Exterior Canopy	5	9'-9"	1'-0"	0"
C1-F	Exterior Canopy	1	13'-1"	1'-0"	0"
C1-G	Exterior Canopy	2	13'-1"	1'-0"	0"
C4-B	Exterior Canopy	1	5'-9"	4'-0"	2'-6"
C4-E	Exterior Canopy	1	7'-1"	4'-0"	2'-6"
C4-G	Exterior Canopy	1	10'-0"	4'-0"	2'-6"
Grand total		11			

A301_FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	YES 45	DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK			DARK BRONZE (MATTE)	

BRICK EXPANSION JOINT LEGEND			
①	ALIGN EJ WITH JAMB	③	ALIGN WITH EXTENT OF BRICK ABOVE
②	ALIGN EJ WITH CORNER OF WALL	④	PLACE EJ AS DIMENSIONED

NOTE: EJ SEALANT COLOR TO MATCH MORTAR COLOR.

Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998
 P: (404) 765 8000

MAYSE & ASSOCIATES, INC.
 Architecture • Planning • Construction Management

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 Dallas, Texas 75244
 Phone: (972) 388-0338 Fax: (972) 388-0578
 www.MayseAssociates.com

CHICK-FIL-A
 Anna Town Center
 S. Central Expressway
 Anna, TX 75409

FSR#04191
 BUILDING TYPE / SIZE: LE / ALL
 RELEASE: v2_19.05

REVISION SCHEDULE
 NO. DATE DESCRIPTION
 N/A N/A

PERMITTING

CONSULTANT PROJECT # 18078
 PRINTED FOR PERMITTING
 DATE 6/4/2019 3:00:15 PM
 DRAWN BY Designer

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SHEET
 EXTERIOR ELEVATIONS

SHEET NUMBER
A-302



Item No. 9.

Planning Commission
Agenda
Staff Report

Meeting Date: 7/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider action to approve minutes of the June 3, 2019 Planning and Zoning Meeting.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Meeting Minutes	6/25/2019	Exhibit

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

The Planning and Zoning Commission of the City of Anna held 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

The meeting was called to order at 7:07 pm. Members present were Sandy Setliff, Wayne Barton, Janine Johnson, Donald Henke, Leslie Voss, and Danny Ussery. Don Callaham was absent. Staff present was Maurice Schwanke, Alexis Vanderslice, and Ashley Stathatos.

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 Daniel Rodriguez 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 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.

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

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.

The public hearing opened at 7:11 pm.

Mr. Schwanke gave a brief explanation of the changes proposed in the Planned Development and why the Staff supports the zoning change. He answered questions from the committee.

Matt Cragun, the representative from Cumulus Design, spoke about why they requested the changes and stated that they are willing to work with the City with any concerns they may have.

The public hearing closed at 7:14 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.

After much discussion, a motion was made by Commissioner Barton to approve the masonry and driveway spacing changes as stated in the Planned Development and to approve the requested setback change as long as the construction of Chase Bank is completed on or before December 31st, 2020. If the construction is not complete and no time extension is granted, then the standard for the setback will revert back to the required 50 feet. This motion was seconded by Commissioner Voss. The vote was in favor of approval of the new Planned Development 5-1 with Commissioners Setliff, Barton, Johnson, Henke, and Voss voting yes and Commissioner Ussery voting no.

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

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

6. Adjourn

A motion was made by Commissioner Setliff, seconded by Commissioner Johnson to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:43 pm.

Planning and Zoning Commission Chairman

ATTEST:
