

CITY OF ANNA, TEXAS

ORDINANCE NO. 797-2018

(Rosamond Pkwy & Highway 5 Zoning Change from Agriculture (AG) to a mixed use Planned Development located at the Northwest corner of Highway 5 and Rosamond Pkwy.)

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, Craig Curry, 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 Agriculture (AG) to a Planned Development zoning for mixed use including Single Family Residential and Commercial (C-1).

**Section 2.** All regulations pertaining to the Single Family Residential and Commercial (C-1) with the development regulations as specified by the Development Standards (Exhibit B), Concept Plan (Exhibit C), or amended shall be applicable to this Tract.

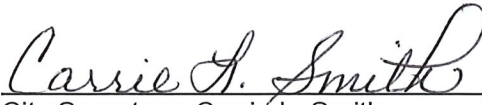
**Section 3.** The official Zoning Map of the City of Anna shall be corrected to reflect the change in zoning described herein.

**Section 4.** All ordinances of the City of Anna in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

**Section 5.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

PASSED by the City Council of the City of Anna, Texas, this 11<sup>th</sup> day of December, 2018.

ATTESTED:

  
City Secretary, Carrie L. Smith

APPROVED:

  
Mayor, Nate Pike

The seal of the City of Anna, Texas, is circular with a five-pointed star in the center. The words "CITY OF ANNA" are written in a circle around the top of the star, and "TEXAS" is written at the bottom. There are small stars on either side of the bottom word.

Exhibit "A"

BEING a tract of land situated in the J. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas, the subject tract being the tract conveyed to Craig Curry, et al, according to the deed recorded in Document No. 20160519000615390 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of State Highway 5, a variable width public right-of-way, for the southeast corner of Meadow Ridge Estates, Phase One, an addition recorded in Cabinet P, Page 63, Plat Records, Collin County, Texas (PRCCT);

THENCE S 22°47'03" E, 861.66 feet along the west line of said highway to a point for corner;

THENCE continuing along the west line of said highway, around a tangent curve to the right a central angle of 16°26'16", a radius of 3281.00 feet, a chord of S 14°33'55" E - 938.07 feet, an arc length of 941.30 feet to a 1/2" iron rod found at the intersection of the west line of State Highway 5 with the north line of Rosamond Parkway, a variable width public right-of-way, conveyed by the final plat of Anna ISD Park Addition, recorded in Cabinet 2006, Page 326 PRCCT;

THENCE N 88°40'47" W, 2534.01 feet along the north line of said right-of-way dedication to a point on the east line of another right-of-way dedication conveyed by plat recorded in Cabinet 2009, Page 413 PRCCT;

THENCE N 00°54'05" W, 32.93 feet along said right-of-way dedication to a point for corner;

THENCE S 89°06'29" W, 976.56 feet continuing along said right-of-way dedication to a point for the northwest corner of said dedication with the northeast corner of another dedication conveyed by plat recorded in Cabinet 2011, Page 176 PRCCT;

THENCE N 88°22'23" W, 832.47 feet continuing along said right-of-way dedication to a point for an inset corner thereof;

THENCE N 01°29'14" E, along the common line thereof, passing at 27.47 feet a 1/2" iron rod with a plastic cap found for the southeast corner of a tract conveyed to Anna Texas Land, Ltd., recorded in Document No. 20140718000750570 DRCCT, and continuing along the east line thereof a total distance of 1693.59 feet to a 1/2" iron rod found for the southwest corner of a tract conveyed to Eleanor Katherine Cox Cunningham and Howard Joseph Cox, Jr., recorded in Volume 1995, Page 577 DRCCT;

THENCE S 88°36'40" E, along the south line thereof, passing at 1727.09 feet the southwest corner of Meadow Ridge Estates Phase Two, an addition recorded in Cabinet R, Page 196 PRCCT, passing at 2870.91 feet the southwest corner of Meadow Ridge Estates Phase One, and continuing along the common line thereof a total distance of 3729.97 feet to the POINT OF BEGINNING with the subject tract containing 6,892,807 square feet or 158.237 acres of land.

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EXHIBIT "B"

STATE HIGHWAY 5 / ROSAMOND  
PLANNED DEVELOPMENT DISTRICT

PLANNED DEVELOPMENT STANDARDS

Except as otherwise set forth in these Development Standards, this Planned Development District shall conform to any and all applicable articles and sections of the Anna Zoning Ordinance as it presently exists or may be amended.

**A. Single Family Residential**

Permitted Uses: Uses shall be permitted according to Appendix 2 of the City of Anna Zoning Ordinance, Schedule of Uses for the SF-72 Single Family Residential zoning district.

Total Permitted Units: The maximum number of Single Family Residential units permitted within the property shall be four hundred eighty (480).

Lot Types: A mix of Single Family Residential types shall be provided within the community to provide a variety of housing options. The community shall be developed utilizing the following Lot Types:

- Type A Lots
- Type B Lots
- Type C Lots

Area and Building Regulations:

Type A Lots: A maximum of 208 lots of this type shall be allowed within the overall PD.

1. Size of Yards:

- Minimum Front Yard: Twenty-five (25) feet.
- Minimum Side Yard: Six (6) feet; fifteen (15) feet on corner adjacent to street.
- Minimum Rear Yard: Twenty (20) feet.

2. Size of Lots:

- Minimum Lot Area: Six thousand (6,000) square feet.
- Minimum Lot Width: Fifty-two (52) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of forty-eight (48) feet at the front building line; provided all other requirements of this section are fulfilled.
- Minimum Lot Depth: One hundred ten (110) feet; for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may be a depth of one hundred (100) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

3. Minimum Dwelling Area: One thousand six hundred (1,600) square feet.

4. Maximum Building Height: Two and a half (2 ½) stories, no greater than thirty-five (35) feet.

5. Maximum Lot Coverage: Fifty-five (55) percent.

Type B Lots: A maximum of 234 lots of this type shall be allowed within the overall PD.

1. Size of Yards:

- Minimum Front Yard: Twenty-five (25) feet.
- Minimum Side Yard: Six (6) feet; fifteen (15) feet on corner adjacent to street.
- Minimum Rear Yard: Twenty (20) feet.

2. Size of Lots:

- Minimum Lot Area: Seven thousand two hundred (7,200) square feet.
- Minimum Lot Width: Sixty-two (62) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of fifty-eight (58) feet at the front building line; provided all other requirements of this section are fulfilled.
- Minimum Lot Depth: One hundred ten (110) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred (100) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

3. Minimum Dwelling Area: One thousand eight hundred (1,800) square feet.
4. Maximum Building Height: Two and a half (2 ½) stories, no greater than thirty-five (35) feet.
5. Maximum Lot Coverage: Fifty (50) percent

Type C Lots: The remaining lots within the overall PD shall be of this type.

1. Size of Yards:
  - Minimum Front Yard: Twenty-five (25) feet.
  - Minimum Side Yard: Six (6) feet; fifteen (15) feet on corner adjacent to street.
  - Minimum Rear Yard: Twenty (20) feet.
2. Size of Lots:
  - Minimum Lot Area: Eight thousand four hundred (8,400) square feet.
  - Minimum Lot Width: Seventy (70) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of sixty-five (65) feet at the front building line; provided all other requirements of this section are fulfilled.
  - Minimum Lot Depth: One hundred ten (110) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred (100) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.
3. Minimum Dwelling Area: Two thousand (2,000) square feet.
4. Maximum Building Height: Two and a half (2 ½) stories, no greater than thirty-five (35) feet.
5. Maximum Lot Coverage: Forty-five (45) percent.

Additional Residential Standards: The following items shall be implemented for the Single Family Residential land area:

1. At least 40% of the total centerline length of all streets within the community shall be curvilinear in design.
2. A ten foot (10') privately maintained landscape buffer shall be provided outside of and along the right-of-way of all major thoroughfares. This landscape buffer shall be provided in lieu of additional lot depth for lots backing to the major thoroughfares.
3. A minimum six foot (6') tall masonry screening wall shall be constructed at the outside boundary of the landscape buffer adjacent to homes that back or side to major thoroughfares. A wall maintenance easement five (5) feet in width shall be dedicated on adjacent properties at the time of platting of these properties.
4. Wooden fencing of a uniform design shall be constructed along the rear or side lot lines of homes adjacent to streets within the interior of the community.
5. Ornamental metal fencing shall be constructed along the rear or side lot lines of homes adjacent to open space. Lots adjacent to linear open spaces along streets are exempt from this requirement.
6. The proposed planned development district will incorporate open space areas for the use and enjoyment by the residents of the development and the surrounding community. These open space areas shall have a minimum total of ten (10) acres and may be distributed throughout the development. The open space areas may include, but not be limited to, natural drainage ways, landscaped detention areas, amenity center facilities, open play areas, landscaped buffers, linear open spaces along streets, and linear pedestrian ways.
7. An amenity center facility shall be provided within the proposed community. Construction of the amenity center facility shall be completed prior to the issuance of a building permit for the two-hundred twentieth (220<sup>th</sup>) home within the community. The amenity center facility shall have a minimum site area of 1.3 acres and shall include a swimming pool, a bathroom facility, and convenience parking. The amenity center facility shall also include a minimum of three (3) of the following elements:
  - Playground facility
  - Pavilion, arbor, or pergola
  - Sports court
  - Open play area
  - Outdoor grilling station
  - Connections to trails within the community and the surrounding areas
  - Other amenities as approved by the Director of Planning

8. Driveways shall incorporate an enhanced paving treatment consisting of salt finished concrete and/or brick borders.
9. Garage doors shall contain a minimum of two (2) of the following enhancements:
  - Garage door recessed a minimum of twelve (12) inches from the garage face
  - Cedar / wood clad doors
  - Double doors
  - Decorative windows
  - Decorative hardware
  - Stamped reveals / texture

## B. Non-Residential

**Retail** – Permitted at up to two (2) corners at the intersection of Rosamond Parkway and West Crossing, with a minimum total acreage of four (4) acres. If the Retail development area exceeds the minimum acreage, the Total Permitted Units shall be reduced proportionately at a rate of 3.5 units / net acre of Retail development for that portion above the minimum acreage.

General Description: Retail may be developed at either or both corners at the intersection of West Crossing and Rosamond Parkway. These areas are primarily intended to accommodate retail, commercial and service centers that supply the surrounding residential areas with convenience goods and services.

Permitted Uses: Uses permitted within the Retail tract(s) are those permitted within the “C-1 – Restricted Commercial” district of the current Zoning Ordinance at the time of adoption of this ordinance.

Regulations: The Retail tract(s) shall be developed in accordance with the regulations established for the “C-1 – Restricted Commercial” district of the Zoning Ordinance, as presently existing or as they may be amended.

**Commercial** – Permitted at the intersection of State Highway 5 and Rosamond Parkway with a minimum acreage of eight (8) acres and a maximum of twenty (20) acres.

General Description: Commercial shall be developed at the northwest corner of State Highway 5 and Rosamond Parkway. This area is intended to establish the ability to develop significant retail, commercial, service, and offices uses serving regional and city-wide needs.

Permitted Uses: Uses permitted within the Commercial tract are those permitted within the “C-1 – Restricted Commercial” district of the current Zoning Ordinance at the time of adoption of this ordinance as well as the following listed uses. Uses followed by an **S** may be approved as a Specific Use Permit.

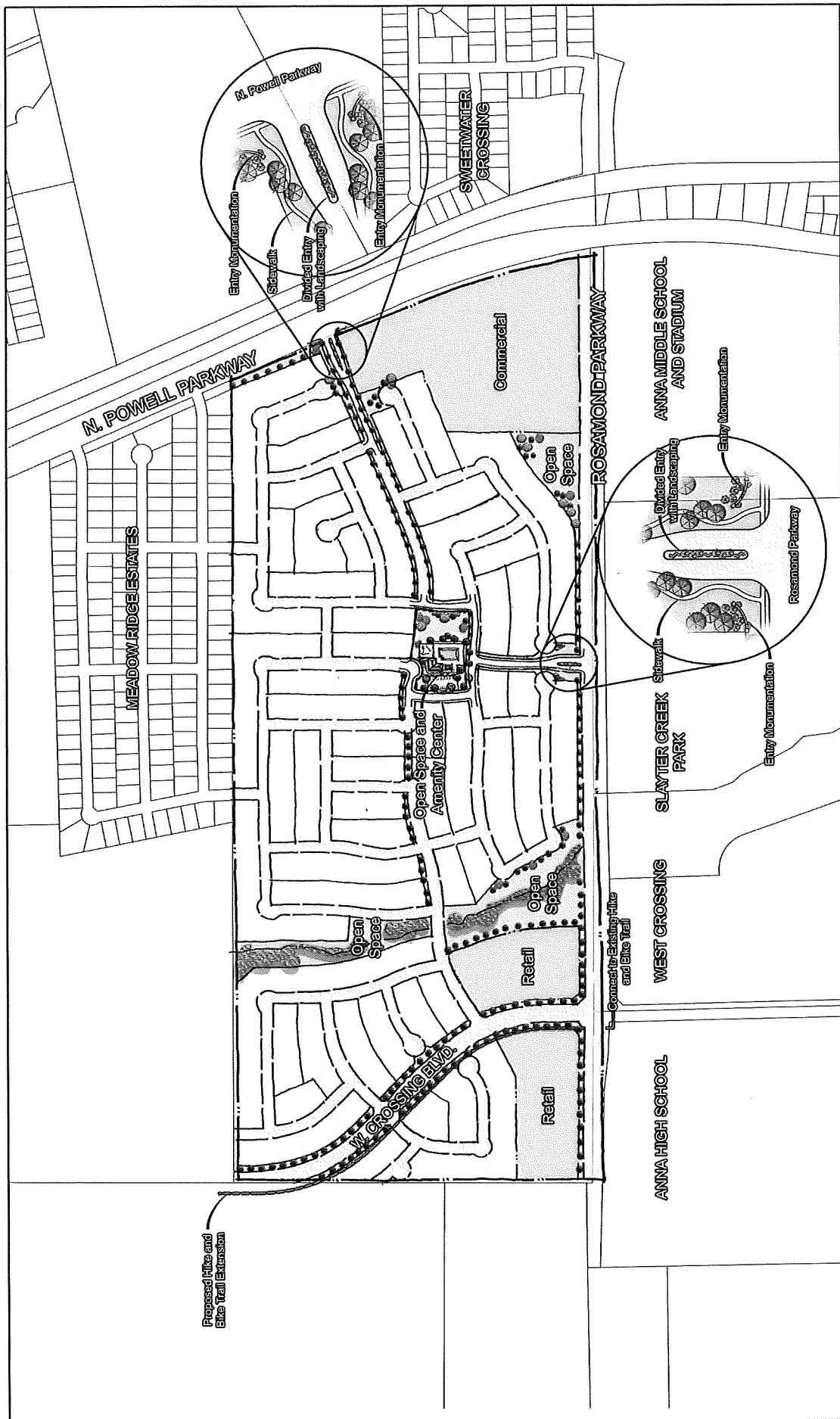
- Motel, motor hotel, or motor lounge
- Hospital (acute care)
- Rest home or nursing home
- Auto repair, minor
- Car wash
- Tire dealer (no outside storage)
- Discount, variety, or department store
- Laboratory, medical or dental
- Office-showroom / warehouse **S**
- Service, retail
- Veterinarian clinic (outside pens) **S**
- Washateria

Commercial Regulations: Except as amended below, the Commercial tract shall be developed in accordance with the regulations established for the "C-1 – Restricted Commercial" district of the Zoning Ordinance, as presently existing or as they may be amended.

1. Maximum Building Height: Thirty-five (35) feet.
2. Maximum Lot Coverage: Seventy (70) percent.

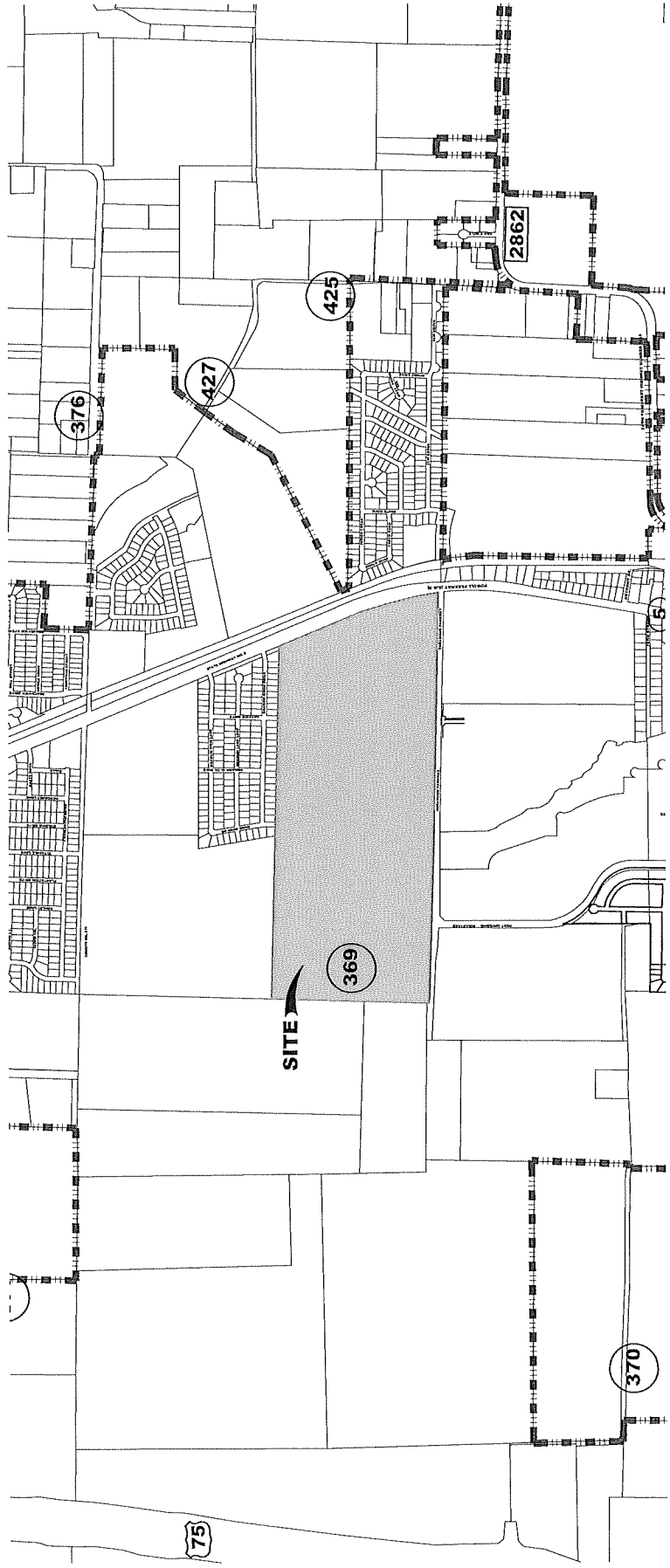
Additional Non-Residential Standards: The following items shall be implemented for the Non-Residential land area:

1. A minimum six foot (6') tall masonry screening wall shall be constructed along the common property line with the Single Family Residential district. A wall maintenance easement five (5) feet in width shall be dedicated on adjacent properties at the time of platting of these properties.
2. The construction of the masonry screening wall shall only be required adjacent to that specific property that is to be developed, whether the development is Non-Residential or Single Family Residential.



**CONCEPT PLAN**  
 Anna, Texas 158 Acres  
 Greater Texas Land Resources





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