

**CITY OF ANNA, TEXAS
CAMDEN PARC (57.48 ACRES)
PLANNED DEVELOPMENT DISTRICT**

ORDINANCE NO. 281-2006

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, PROVIDING FOR ZONING OF PROPERTY BEING ANNEXED TO THE CITY OF ANNA, TO AMEND THE ZONING MAP OF THE CITY OF ANNA TO PROVIDE THE REZONING OF CERTAIN PROPERTY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council of the City of Anna has given the requisite notices and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, 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 zoning the tract described in Exhibit A, attached hereto and made an integral part of this Ordinance, as a Planned Development. The Planned Development shall include the following elements:

Description:

A tract comprising approximately 57.48 acres in the J. C. Brantley Survey, Abstract No. 114, located on the east side of North Powell Parkway and the DART rail line on the south side of CR 376 and west of CR 427. The boundaries of the Planned Development District are defined in the field notes to the survey attached herein as Exhibit "A".

Purpose and Intent:

The purpose of this Planned Development Zoning District is to provide high quality, single-family detached housing in a medium density neighborhood and allow flexibility to the established minimum requirements of the underlying SF-72 zoning district with approximately 7.15 acres of neighborhood commercial development on the north side of proposed Lindsey Lane.

Procedure:

The standards contained herein set forth the conceptual requirements for the development of the district. Following approval of this ordinance, the developer shall prepare a

preliminary plat along with a final plat and detailed site engineering plans for recording a specific tract or area to be developed and conforming to the criteria established herein.

A. GENERAL CONDITIONS

Conformance to All Applicable Articles of the City of Anna Ordinances, Rules and Regulations:

Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Anna Zoning Ordinance (as adopted on September 20, 2003), as amended, and Subdivision Ordinance (as amended by Ordinance No. 2001-16, adopted September 11, 2001), as amended.

B. DEVELOPMENT CONDITIONS:

1. Residential Element - Permitted Uses:

The following are permitted uses in the Residential Element of the Planned Development (50.34 acres), as described on the Concept Plan for the project, which is attached to and made an integral part of this ordinance:

Uses as permitted in the SF-72 Single Family Residential District in the City of Anna Zoning Ordinance.

2. Commercial Element – Permitted Uses:

The following are permitted uses in the Commercial Element of the Planned Development (7.15 acres), as described on the Concept Plan for the project, which is attached to and made an integral part of this ordinance:

Uses as permitted in the C-1 Restricted Commercial District in the City of Anna Zoning Ordinance.

3. Additional Permitted Uses:

- a. Sales and Leasing Offices during the development and marketing of the residential area, which shall be removed when 100% of the homes/lots have been sold.
- b. Accessory buildings and uses customarily incidental to the permitted uses in the SF-60 district.
- c. Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion of construction of the development.

C. DEVELOPMENT STANDARDS:

Guidelines not listed herein shall be governed by the standard SF-72 Zoning Ordinance and by any other applicable City codes or ordinances, with the following exception:

The minimum interior side yard setback for the residential element of the project shall be 5.0 feet.

Section 2.

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

Section 3.

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

Section 4.

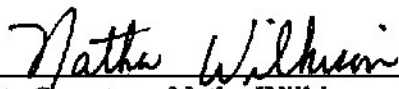
This Ordinance shall take effect immediately from and after its passage by the City Council and approval by the Mayor.

PASSED on this the 22nd day of August, 2006, by the following vote of the City Council of the City of Anna, Texas.


AYE	<u>6</u>
NAY	<u>0</u>
ABSTAIN	<u>0</u>

ATTEST:

APPROVED:



City Secretary, Natha Wilkison



Mayor Pro Tem, David Crim



