

AGENDA



PLANNING AND ZONING COMMISSION

Monday, March 4, 2024 @ 6:00 PM

**Council Chambers at the City of Anna Municipal Complex,
located at 120 W 7th Street, Anna, TX 75409**

The Planning & Zoning Commission of the City of Anna will meet on 03/04/2024 at 6:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

If you wish to speak on an Open Session agenda item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. Location Map

Consent Items

5. Approve Minutes of the February 5, 2024 Planning & Zoning Commission Meeting
6. Approve a Resolution regarding the Anna Crossing, Phase 9, Block E, Lot 5X, Site Plan. Applicant: Pulte Group of Texas, L.P.
7. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 8, Preliminary Site Plan. Applicant: David Claassen - Anna 31 Retail LP
8. Approve a Resolution regarding the Coyote Meadows Phase 3, Revised Preliminary Plat. Applicant: Scot Albert, Land Development Manager, Ashton Woods
9. Approve a Resolution regarding the Hurricane Creek Commercial, Preliminary Plat. Applicant: BFB Anna 40 Acres LLC
10. Approve a Resolution regarding the Hurricane Creek Commercial, Block A, Lot 2, Site Plan. Applicant: BFB Anna 40 Acres LLC

Items for Individual Consideration

11. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agriculture (AG) to Downtown Neighborhood (DT/ND) District 5.0 ± acres located on the west side of Farm-to-Market Road 2862. Applicant: Ralph Graham, (Founder)/Maharger Property Group. LLC
12. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone from Agricultural (AG) District to Planned Development for a single family, detached subdivision, multifamily lot & commercial development on 116± acres located at the

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.

- southwest corner of County Road 371 & N. Powell Parkway. Applicant : Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham
13. Consider/Discuss/Action on the Cox Tract, Concept Plan. Applicant: Howard Joseph Cox/3 Monkeys LLC & Eleanor K. Cunningham
 14. Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone 11.2± acres and rezone 34.7± acres for a multifamily and commercial development. Generally located at the northwest and northeast corners of E. Foster Crossing Road and future S. Ferguson Parkway. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson
 15. Consider/Discuss/Action on the Jefferson Foster Crossing, Block A, Lot 1, Block B, Lot 1 & Foster Crossing Commercial Block C, Lot 1, Concept Plan. Applicant: Joan Leslie Luscombe & Samuel Adam Stephenson
 16. Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone a proposed multi-family dwelling, retail, & restaurant development on 40± acres located at the northeast corner of future Rosamond Parkway and County Road 288. Applicant: Prithviraj Loganathan-Anna288 Holding, LLC
 17. Consider/Discuss/Action on a recommendation regarding the Logan Crossing, Concept Plan. Applicant: Prithviraj Loganathan-Anna Holding, LLC
 18. Provide feedback on a request for a Pre-Annexation Agreement of 470 single family, attached & detached lots with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 731 and on the south side of future Mantua Parkway. Applicant: Revocable Collins Family Trust
 19. Conduct a Public Hearing/Consider/Discuss/Action on a request to zone a civic center(Public Works Building) on 6.8 ± acres located at the southwest corner of County Road 373 & N. Powell Parkway. Zoned Local Commercial (C-1), Light Industrial (I-1) and Planned Development (Ord No. 485-2010). Applicant: Steven Smith, Public Works Director
 20. Discussion & Direction regarding Article 9.07 Tree Preservation in relation to City Parks.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 03/01/2024.



Lauren Mecke
Planning Manager