

AGENDA



PLANNING & ZONING COMMISSION Monday, February 3, 2025 @ 6:00 PM

**Council Chambers at the Anna Municipal Complex, located at
120 W. 7th Street, Anna, Texas 75409**

The Planning & Zoning Commission of the City of Anna will meet on 02/03/2025 at 6:00 PM in the Council Chambers at the Anna Municipal Complex, located at 120 W. 7th Street, 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. **Director's Report.**
5. **Overall Location Map.**

Consent Items

6. Approve Minutes of the January 6, 2024, Planning & Zoning Commission Meeting
7. Approve a Resolution regarding the Parks at Foster Crossing, Phase 1, Block F, Lot 17X, Site Plan (SP 24-0008)
Owner: Meritage Homes of Texas, LLC
8. Approve a Resolution regarding the Anacapri, Phase 3, Preliminary Plat (PP 25-0002)
Owner: MCI Exchange Anacapri A Series Depositor, LLC
9. Approve a Resolution regarding Century Farms, Phase 3, Preliminary Plat (PP 25-0001)
Owner: RLS Century, LLC

Items for Individual Consideration

10. Approve a Resolution regarding Wildflower Meadows, Preliminary Plat (PP 24-0016)
Owner: Wildflower Anna, LLC
11. Consider/Discuss/Action on an Ordinance regarding a request to zone 4.9± acres located on the east side of Buddy Hayes Boulevard, 385± feet south of Rosamond Parkway for a 1,050-unit Self-Storage (Mini-Warehouse) facility. (ANX 25-0001 & SUP 25-0002)
Owner: Area Anna, LLC
12. Consider/Discuss/Action on a Resolution regarding the Public Storage, Preliminary Site Plan (PSP 25-0001)

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.

Owner: Area Anna, LLC

13. Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for Light Auto Repair on 0.8± acre located on the north side of W. White Street, 95± feet east of Victoria Falls Drive. Zoned Planned Development/Regional Commercial (PD/C-2)(Ord. No. 119-2003). (SUP 25-0001)
Owner: Greenlight Studio, LLC
14. Consider/Discuss/Action on a Resolution regarding the Victoria Falls Center Addition, Block A, Lot 2, Preliminary Site Plan. (PSP 25-0002)
Owner: Greenlight Studio, LLC
15. Consider/Discuss/Action on an Ordinance regarding a request to zone 1,127.6± acres located on the north and south sides of E. Rosamond Parkway (F.M. 2862), 980± feet east of N. Leonard Avenue (CR 425) to Planned Development/Agricultural (AG)/Mixed-Use (MU)/Industrial-1 (I-1) in conformance with a Pre-Annexation Development Agreement (Res. No. 2024-12-1716). (PD 25-0001)
Owner: Tellus Texas III, LLC
16. Consider/Discuss/Action on a Resolution regarding the Sherley Farms, Phase 1, Preliminary Plat (PP 25-0003)
Owner: Tellus Texas III, LLC

End of Meeting Items

17. **Future Agenda Items:** At this time, the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.
18. **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 01/31/2025.

Lauren Mecke, Planning Manager