



AGENDA
Planning & Zoning Commission

Monday, August 4, 2025 @ 6:00 PM

Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409

The Planning & Zoning Commission of the City of Anna will meet on Monday, August 4, 2025 at 6:00 PM, in the Anna Municipal Complex – Council Chambers, 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. **Planning Manager's Report.**
5. **Overall Location Map.**
6. **Consent Items.**
 - a. Approve Minutes of the July 7, 2025, Planning & Zoning Commission Meeting.
 - b. Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)
Owner: Anna ISD
 - c. Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)
Owner: Anna ISD
 - d. Approve a Resolution regarding Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)
Owner: Anna ISD
 - e. Approve a Resolution regarding Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)
Owner: APFC Waters Creek Member LLC
 - f. Approve a Resolution regarding Persimmon Drive Final Plat (FP 25-0012)
Owner: Anna 51 Joint Venture LP

- g. Approve a Resolution regarding Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)
Owner: Royce Shaw
- 7. **Items For Individual Consideration and Public Hearings.**
At the time and place of any public hearing held during this meeting, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.
 - a. Consider/Discuss/Action on a Resolution regarding Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)
Owner: Michael and Kristal Willoughby
 - b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to amend an existing Planned Development to allow for an increase in the maximum number of SF-60 lots in the area. (PD 25-005)
Owner: TFCC Coyote, LLC
 - c. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 1C, Replat (RP 25-0008)
Owner: TFCC Coyote, LLC
 - d. Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)
Owner: TFCC Coyote, LLC
- 8. **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.
- 9. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 08/01/2025.



Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <https://annatexas.gov/ada>