



AGENDA
Planning & Zoning Commission

Wednesday, September 3, 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 Wednesday, September 3, 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 August 4, 2025, Planning & Zoning Commission Meeting.
 - b. Approve a Resolution regarding Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014)
Owner: SGI Anna SEC-I, LLC
 - c. Approve a Resolution regarding Leonard Trails, Phase 1, Final Plat (FP 25-0013)
Owner: Qualico Developments (US) Inc
 - d. Approve a Resolution regarding Liberty Hills, Phase 5, Preliminary Plat (PP 25-0017)
Owner: Kevin Lazares
 - e. Approve a Resolution regarding Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015)
Owner: Lou Olerio
 - f. Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)


Owner: Brown & Griffin Real Estate Advisors, LP

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 Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016)
Owner: Faizur Rahman
 - b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for a Auto Repair, Light on Rosamond Crossing, Southeast Corner, Block A, Lot 2, Special Use Permit (SUP 25-0005)
Owner: SGI Anna SEC-I, LLC
 - c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to zone 15.2± acres at the southeast corner of W. Foster Crossing Road & S. Powell Parkway. (DA 25-0001 / ANX 25-0005 / PD 25-0004)
Owner: MEL-HWY5 LLC
 - d. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend Article 9.04 (Zoning Ordinance) of the City of Anna Code of Ordinances. (TA 25-0002)
 - e. Provide feedback on the Concept Plan for the Anna 96 development.
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 6:00 p.m. on 08/26/2025.


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>