

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, July 6, 2021, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items:

1. **Call to Order 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 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by July 6, 2021, no later than 4:00 PM so it may be read into the record.

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 citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the June 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Luscombe Estates, Block A, Lot 1, Development Plat. Applicant: James Jr & Robyn Luscombe
7. Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 12, Final Plat. Applicant: Bloomfield Homes LP
8. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 8, Final Plat. Applicant: Anna Town Center No 7/LNRD LLC
9. Consider/Discuss/Action on a recommendation regarding the Meadow Vista, Phase 1B, Preliminary Plat. Applicant: Bloomfield Homes LP

Items for Individual Consideration

10. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the East Fork Estates, Lot 8R1 & 8R2, Replat. Applicant: Damon & Tosha Douglas
11. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the request to rezone 64.9± acres consisting of multiple tracts of land generally located on the south side of East White Street, 1,320± east of the Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1). Applicant: Jonic Investments LLC

12. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to zone 39.7± acres to Single-Family Residential (SF-72). Located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave). Applicant: Tex Properties Group LLC
13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement). Applicant: MM Anna 325 LLC

B) Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Concept Plan.
14. Consider/Discuss/Action on a recommendation regarding the Victoria Falls, Block A, Lots 1R & 5, Unified Development Zone and Signage Coordination Plan.
15. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to accessory building regulations.
16. Discussion & Direction: Creation of new Single-Family Residence Districts.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. July 2, 2021.



Lauren Mecke
Planning Manager

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.