

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, August 2, 2021, at the Anna City Hall located at 111 N. 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 August 2, 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 July 6, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Revised Preliminary Plat. Applicant: MM Anna 325, LLC.
7. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Preliminary Replat. Applicant: Dr. Richard Jelsma.

Items for Individual Consideration

8. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1, Site Plan. Applicant: Marcus Property Company, LLC.
9. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Hometown Liquor Addition, Block A, Lot 1, Site Plan. Applicant: Hometown Liquor.
10. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.
11. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster

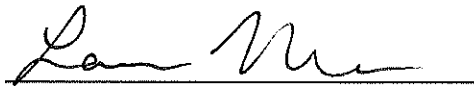
Crossing (CR 421) **from** Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards **to** Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified standards. Applicant: Harland Properties, Inc.

B) Consider/Discuss/Action on a recommendation regarding a new concept plan for a portion of the Anna Ranch Planned Development, Concept Plan.

12. Consider/Discuss on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to new single-family residential 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 30, 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.