

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, September 7, 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 September 3, 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 August 2, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the CR289 Addition, Block A, Lot 1, Development Plat. Applicant: Alexander Bastida
7. Consider/Discuss/Action on a recommendation regarding the Wann Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Daniel Wann
8. Consider/Discuss/Action on a recommendation regarding the Seekamp Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Joshua Seekamp
9. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lots 1R, 4, & 5, Replat. Applicant: Anna Eagle Realty, LP
10. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna Eagle Realty, LP
11. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, Final Plat. Applicant: Megatel Homes, LLC

12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1B, Final Plat. Applicant: Megatel Homes, LLC
13. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 1C, Final Plat. Applicant: Anna Crossing 40PGE, LTD
14. Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2 & 3, Preliminary Plat. Applicant: Lamar National Bank
15. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lots 1R & 5R, Replat. Applicant: RR-LI Enterprises, LP
16. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 5R, Site Plan. Applicant: RR-LI Enterprises, LP
17. Consider/Discuss/Action on a recommendation regarding the Cedar Ridge Estates (formerly known as CR 427 Tract), Preliminary Plat. Applicant: Tex Properties Group LLC

Items for Individual Consideration

18. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.
19. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1C, Replat. Applicant: Megatel Homes, LLC.
20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Camden Parc in Anna, Phase 5, Replat. Applicant: Anna 190, LLC
21. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862 from Single-Family – Large Lot (SF-E) to General Commercial (C-2) for a department store on one lot. Applicant: Westminster 121 Associates

B) Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster, Block A, Lot 1, Preliminary Plat.
22. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2) (Ord. No. 787-2018) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences on one lot. Applicant: East Foster Crossing, LLC

B) Consider/Discuss/Action on a recommendation regarding the Anna Crossing Phase 1C Addition, Block G, Lot 1, Concept Plan.
23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2)

with modified development standards for retirement housing on one lot. Applicant: Anna Town Center Mixed Use, LLC

B) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Preliminary Plat.

24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot. Applicant: Anna Town Center Mixed Use, LLC

B) Consider/Discuss/Action on a recommendation regarding The Grand at Anna Town Square, Block A, Lot 1, Concept Plan.

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. September 3, 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.