

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, October 4, 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 October 4, 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**

Planning & Zoning Annual Organizational Review

5. Planning & Zoning Commission and Board of Adjustment Training (City Attorney)
6. Annual Planning & Zoning Commission Review
 - A) Elect a Planning & Zoning Commission Chairman.
 - B) Elect a Planning & Zoning Commission Vice-Chairman.
 - C) Elect a Planning & Zoning Commission Secretary.
 - D) Review/Discuss/Action on additional items as necessary.

Consent Items

7. Consider/Discuss/Action to approve minutes of the September 7, 2021 Planning & Zoning Commission Meeting.
8. Consider/Discuss/Action on a recommendation regarding the Mercer Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Dawn & Brian Mercer
9. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3, 4, & 5, Preliminary Replat. Applicant: Anna 31 Retail, LP

10. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 5, Site Plan. Applicant: Anna 31 Retail, LP
11. Consider/Discuss/Action on a recommendation regarding the Anna Crossing Municipal, Block A, Lots 1 & 2, Final Plat. Applicant: HSLT & Anna Town Center No. 7 / LNRD, LLC
12. Consider/Discuss/Action on a recommendation regarding the Cox Addition, Block A, Lots 1 & 2, Replat. Applicant: Betty Cox
13. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1, Final Plat. Applicant: MM Anna 325, LLC
14. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1A, Final Plat. Applicant: MM Anna 325, LLC
15. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Final Plat. Applicant: CADG Hurricane Creek, LLC
16. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Replat. Applicant: Dr. Richard Jelsma
17. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lot 3R, Site Plan. Applicant: Dr. Richard Jelsma
18. Consider/Discuss/Action on a recommendation regarding the Walnofer Addition, Block A, Lot 2R, Replat. Applicant: Castleman Capital, LLC
19. Consider/Discuss/Action on a recommendation regarding the Whiterock Subdivision, Block A, Lots 1-5, Preliminary Plat. Applicant: Kishore Naga

Items for Individual Consideration

20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Block K, Lots 19R, 20-23, 3X, & 24X, Replat. Applicant: CADG Hurricane Creek, LLC
21. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 24.8± acres located on the south side of County Road 427, 130± feet east of Purdue Road to Single-Family Residence-72 (SF-72) to allow for a single-family residential development. Applicant: NICID Limited Partnership
22. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding an amendment to Article 9.04 (Zoning Ordinance) pertaining to swimming pool regulations.
23. Workshop: Provide feedback for proposed development(s).

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. October 1, 2021.

A handwritten signature in black ink, appearing to read 'Lauren Mecke', written over a horizontal line.

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.