

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, January 3, 2022, 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 January 3, 2022, 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 December 6, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the De La Torre Estates, Block A, Lot 1, Development Plat. Applicant: Ruben & Rosa De La Torre.
7. Consider/Discuss/Action on a recommendation regarding the Reston Ranch, Block A, Lot 1, Development Plat. Applicant: Angela Reston.
8. Consider/Discuss/Action on a recommendation regarding the Miller Addition, Block A, Lot 1, Development Plat. Applicant: Glen Hobart Miller.
9. Consider/Discuss/Action on a recommendation regarding the NTM Masonry Estates, Block A, Lots 1 & 2, Final Plat. Applicant: NTM Masonry Company, LLC.
10. Consider/Discuss/Action on a recommendation regarding the J. A. Greer Addition, Block A, Lot 1, Final Plat. Applicant: Joe and Becky Greer.
11. Consider/Discuss/Action on a recommendation regarding the Persimmon Drive, Final Plat. Applicant: Anna 51 Joint Venture.
12. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 4, Site Plan. Applicant: Anna 31 Retail, LP.
13. Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lots 1 & 2, Preliminary Plat. Applicant: John Arnold / Anna Town Center Mixed Use LLC.

14. Consider/Discuss/Action on a recommendation regarding the Anna Town Square Addition, Block A, Lot 1, Site Plan. Applicant: John Arnold / Anna Town Center Mixed Use LLC.
15. Consider/Discuss/Action on a recommendation regarding the Foster Crossing Addition, Block A, Lot 1, Preliminary Plat. Applicant: Sam Franklin, Manager, East Foster LLC.
16. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 2, Preliminary Plat. Applicant: Harlan Properties, Inc.

Items for Individual Consideration

17. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning on 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway to allow mini-warehouse by Specific Use Permit with modified parking standards on Lot 3 and to reduce the existing 15-foot Residential Buffering standard to 10-feet on Lot 2R. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, & 179-2005). Applicant: Anna 455 Commercial, LLC & Retail Buildings, Inc.

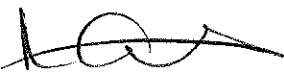
B) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 3, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.
18. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot (SF-E) to SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and Restricted Commercial District (C-1). Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.
19. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to zone 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway. Currently zoned: Agricultural District (AG) and Extraterritorial Jurisdiction (ETJ). Applicant: TFCC Coyote, LLC.

B) Consider/Discuss/Action on a recommendation regarding the Coyote Meadows, Preliminary Plat.

Adjourn

This is to certify that I, Ross Altobelli, Director of Development Services, 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. December 30, 2021.



Ross Altobelli
Director of Development Services

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.