

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, March 7, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, 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 March 7, 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 February 7, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Dunkin Estates, Block A, Lot 1, Development Plat. Applicant: Kirby Dunkin.
7. Consider/Discuss/Action on a recommendation regarding the Anna Ranch, Phase 1B, Final Plat. Applicant: Gehan Homes, Ltd.
8. Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lots 10R & 11R, Replat. Applicant: Seminole Anna Town Center LP.
9. Consider/Discuss/Action on a recommendation regarding the Anna Town Center Addition, Block A, Lot 11R, Site Plan. Applicant: Seminole Anna Town Center LP.
10. Consider/Discuss/Action on a recommendation regarding the East Foster Crossing, Block A, Lot 1, Site Plan. Applicant: East Foster, LLC.

Items for Individual Consideration

11. Consider/Discuss/Action on a recommendation regarding the Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1, Final Plat. Applicant: Steven Nelson.
12. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning of 11.0± acres located at the southeast corner of Finley Boulevard and Sharp Street from Planned Development-C-2 General Commercial to Planned Development-C-2

General Commercial/MF-2 Multiple-Family Residential – High Density (PD-C-2/MF-2) (Ord. No. 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286) from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow the use of Automotive repair, major. Applicant: SAHI – ANTOINE, LLC.
- B) Consider/Discuss/Action on a recommendation regarding the Affi Addition, Block A, Lot 2R, Concept Plan.
14. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to establish zoning for 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287. Currently zoned: Extraterritorial Jurisdiction (ETJ). Applicant: Yn, LLC.
- B) Consider/Discuss/Action on a recommendation regarding the Anna West, Block A, Lot 1, Concept Plan.
15. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to establish zoning and rezone 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) in accordance with Resolution No. 2021-12-1077 for 969 single-family dwellings, detached lots and 5 commercial lots. Zoned: Extraterritorial Jurisdiction (ETJ) and SF-E Single-Family Residential. Applicant: Bloomfield Homes, LP.
- B) Consider/Discuss/Action on a recommendation regarding the Crystal Park, Concept Plan.
16. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W White Street (FM 455) from C-2 General Commercial to Planned Development-MF-2 Multiple-Family Residential – High Density. Applicant: Anna 31 Retail, LP.
- B) Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1, Concept Plan.

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. March 4, 2022.



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.