

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, April 4, 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 April 4, 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 March 7, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Development Plat, Martinez Manor, Block A, Lot 1. Applicant: Christian Martinez.
7. Consider/Discuss/Action on the Final Plat, Anna Ranch, Phase 1B. Applicant: Gehan Homes, Ltd.
8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1A. Applicant: Scot Albert / TFCC Coyote LLC (Starlight Homes).
9. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phase 2, 3, & 4. Applicant: Megatel Homes, LLC.
10. Consider/Discuss/Action on the Preliminary Plat, Arden Park. Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capitol Management, LLC.
11. Consider/Discuss/Action on the Preliminary Plat, Canvas at Anna, Block A, Lot 1. Applicant: Ramesh Yenamaddi.

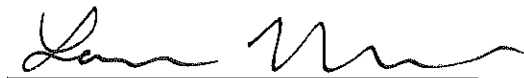
Items for Individual Consideration

12. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Applicant: Anna Town Square Partners I, LLC.

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. Applicant: Anna 1340 Holdings, LLC.
- B) Consider/Discuss/Action on the Concept Plan, District Community.
14. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP.
- B) Consider/Discuss/Action on the Concept Plan, Anna Town Center, Block A, Lot 5R.
- C) Consider/Discuss/Action on the Preliminary Replat, Anna Town Center, Block A, Lot 5R.
15. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1) with modified development standards for a self-storage; mini-warehouse facility. Applicant: Cross Point Church Anna.
- B) Consider/Discuss/Action on the Concept Plan, Blacklock Storage, Block A, Lot 1.
16. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 43.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Applicant: Anna Village, LLC.
- B) Consider/Discuss/Action on the Concept Plan, Dreamville Anna.
17. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial with modified development standards and SF-20 Single-Family Residence. Applicant: James E Hager Trust.
- B) Consider/Discuss/Action on the Concept Plan, Hager Ranch.

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. April 1, 2022.



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.