



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, MAY 2, 2022 @ 7:00 P.M.**

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, May 2, 2022, at the Sue Evelyn Rattan Elementary School located at 1221 S. Ferguson Pkwy, 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 May 2, 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

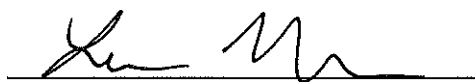
5. Consider/Discuss/Action to approve minutes of the April 4, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Development Plat, Cedar Meadow RV Park Addition, Block A, Lot 1. Applicant: William L. Enox and Mary L. Enox.
7. Consider/Discuss/Action on the Final Plat, City of Anna Water Storage Tank Addition, Block A, Lot 1. Applicant: City of Anna.
8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1B. Applicant: TFCC Coyote, LLC.
9. Consider/Discuss/Action on the Preliminary Replat, Affi Addition, Block A, Lot 2R. Applicant: Sahi-Antoine LLC & Caldor Corporation.
10. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phases 2, 3, & 4. Applicant: Megatel Homes, LLC.
11. Consider/Discuss/Action on the Preliminary Plat, Chambers Grove. Applicant: Stratford Group.
12. Consider/Discuss/Action on the Preliminary Plat, Crystal Park, Phase 1. Applicant: Bloomfield Homes, LP.
13. Consider/Discuss/Action on the Revised Site Plan, Willow Creek Addition, Phase 1B, Block G, Lot 1R. Applicant: Marcus Property Company LLC.

Items for Individual Consideration

14. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an amendment to the Master Thoroughfare Plan.
15. Consider/Discuss/Action on the Minor Plat, Pruitt's Place, Block A, Lots 1 & 2. Applicant: Estate of Michael Pruitt – Wayne Gartman Temporary Administrator.
16. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Zoned: Planned Development (Ord. No 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC.
17. Consider/Discuss/Action on the Concept Plan, Serenity at the Square, Block A, Lot 1. Applicant: Anna Town Square Partners I, LLC.
18. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.
19. 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.
20. Consider/Discuss/Action on the Concept Plan, District Community, Block A, Lot 1. Applicant: Anna 1340 Holdings, LLC.
21. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. Zoned: Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (PD-C-1/MF-2/SF-60) (Ord. No. 861-2020). Applicant: Anna 51 Joint Venture.
22. Consider/Discuss/Action on the Concept Plan, Villages of Waters Creek, Block B, Lot 3. Applicant: Anna 51 Joint Venture.

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 29, 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.