

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, December 5, 2022, at the Municipal Complex located at 120 W. 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 December 5, 2022, no later than 3:00 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

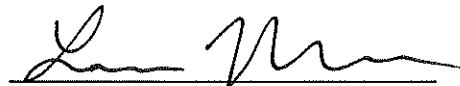
5. Consider/Discuss/Action to approve minutes of the November 7, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the DHI Anna, Block A, Lots 1-3, Final Plat. Applicant: DR Horton-Texas LTD.
7. Consider/Discuss/Action on the DHI Anna, Block A, Lot 1, Site Plan. Applicant: DR Horton-Texas LTD.
8. Consider/Discuss/Action on the Facundo Addition, Block A, Lots 1-4, Minor Plat. Applicant: Jose Facundo.
9. Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lots 1-3, Final Plat. Applicant: Rufus Duncan / Yellow W Land Co.
10. Consider/Discuss/Action on the Strickland Brothers Center Addition, Block A, Lot 1, Site Plan. Applicant: Rufus Duncan / Yellow W Land Co.
11. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2R, Replat. Applicant: Grand at Anna II Owner, LLC.
12. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2R, Site Plan. Applicant: Grand at Anna II Owner, LLC.
13. Consider/Discuss/Action on the Oak Briar Addition, Block A, Lots 1R, 2R, & 3, Replat. Applicant: Chris & Annie Chaddick.
14. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lot 12, Site Plan. Applicant: Brian Bischoff / Chief Partners.

Items for Individual Consideration

15. Consider/Discuss/Action on appointing a Commission member to the Wayfinding Task Force. (Economic Development Director Joey Grisham)
16. Conduct a Public Hearing/Consider/Discuss/Action on the Avery Pointe, Phase 1, Block U, Lots CA-67R & 68, Replat. Applicant: Avery Pointe Residential Community Inc C/O Danielle Lascalere Managing Agent & Novus NDT Realty LLC.
17. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. Applicant: City of Anna.
18. Conduct a Public Hearing/Consider/Discuss/Action on the Sherley Park Addition, Block A, Lots 1 & 2, Replat. Applicant: City of Anna.
19. Consider/Discuss/Action on the Sherley Park Addition, Block A, Lots 1 & 2, Site Plan. Applicant: City of Anna.
20. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 98.0± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and Planned Development (Ord. No. 145-2004) to Planned Development. Applicant: Rising Wakulla Investments, L.P.
21. Consider/Discuss/Action on the Leonard Trails, Concept Plan. Applicant: Rising Wakulla Investments, L.P.
22. 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, and SF-20 Single-Family Residence with modified development standards. Applicant: James E. Hager Trust.
23. Consider/Discuss/Action on the Hager Ranch, Concept Plan. Applicant: James E. Hager Trust.
24. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway from Planned Development (Ord. No. 743-2017 & Ord. No. 933-2021) to Planned Development-LI-1 Light Industrial with modified development standards. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

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 Municipal Complex and on the Municipal Complex bulletin board at or before 7:00 p.m. December 2, 2022.



Lauren Mecke
Planning Manager