

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, January 3, 2023, 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 Salena Tittle, Planner II (stittle@annatexas.gov) by January 3, 2023, 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 December 5, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the M&M Estates, Block A, Lot 1, Development Plat. Applicant: Marquin Miller.
7. Consider/Discuss/Action on the Munipalle Estates, Block A, Lot 1, Development Plat. Applicant: Praveen and Praina Munipalle.
8. Consider/Discuss/Action on the Cedar Ridge Estates, Phase 1, Final Plat. Applicant: Saginaw 106, LTD.
9. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 8R and Block B, Lot 1R, Preliminary Replat. Applicant: Anna Retail 31, LP.
10. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Preliminary Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.

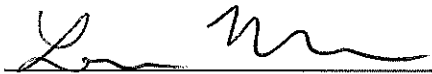
Items for Individual Consideration

11. Consider/Discuss/Action on the Sky View, Block A, Lots 1-11 & Block B, Lot 1X, Preliminary Plat. Applicant: Juan Ramos / Cidrax Texas, LLC.
12. 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.

13. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Concept Plan. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.
14. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Preliminary Plat. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.
15. Conduct a Public Hearing/Consider/Discuss/Action on a request for a specific use permit for a communications tower on one lot on 3.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017). Applicant: City of Anna Economic Development Corporation.
16. Consider/Discuss/Action on the City of Anna Water Storage Tank Addition, Block A, Lot 2, Site Plan. Applicant: City of Anna Economic Development Corporation.
17. Conduct a public hearing/Consider/Discuss/Action on a request for a specific use permit for a Gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 285-2006). Applicant: Anna Texas Land, LTD.
18. Consider/Discuss/Action on the Shadowbend Atmos Energy Tap, Site Plan. Applicant: Anna Texas Land, LTD.

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 29, 2022.



Lauren Mecke
Planning Manager