

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, February 6, 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](mailto:stittle@annatexas.gov)) by February 6, 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**
5. **The National Community Survey**
  - a. 2022 Report of Results for the City of Anna.

**Consent Items**

6. Consider/Discuss/Action to approve minutes of the January 3, 2023 Planning & Zoning Commission Meeting.
7. Consider/Discuss/Action on the Miranda Estates, Block A, Lot 1, Development Plat. Applicant: Moises Miranda.
8. Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Replat. Applicant: Jack Rowe / BTR at Throckmorton LLC.
9. Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Site Plan. Applicant: Jack Rowe / BTR at Throckmorton LLC.
10. Consider/Discuss/Action on the Serenity at the Square, Block A, Lot 1, Preliminary Plat. Applicant: Baseer, LLC & Clear Water Commons, LLC.
11. Consider/Discuss/Action on the Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X, Site Plan. Applicant: CADG Hurricane Creek LLC.
12. Consider/Discuss/Action on the Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X, Site Plan. Applicant: CADG Hurricane Creek LLC.

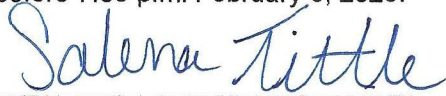
**Items for Individual Consideration**

13. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 16.5± acres located on the south side of County Road 427, 530± feet east of County Road 425 to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Thinkk Big Investments, LLC.

14. Consider/Discuss/Action on the Woodland Estates, Concept Plan. Applicant: Thinkk Big Investments, LLC.
15. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large Lot to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Ann Hayslett.
16. Consider/Discuss/Action on the NexMetro CR 423, Concept Plan. Applicant: Ann Hayslett.

### Adjourn

This is to certify that I, Salena Tittle, Planner II, 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. February 3, 2023.



Salena Tittle  
Planner II