



**AGENDA  
PLANNING AND ZONING COMMISSION**

**Thursday, July 6, 2023 @ 7:00 PM**

**Council Chambers at the City of Anna Municipal Complex, located at  
120 W 7th Street, Anna, TX 75409**

The Planning & Zoning Commission of the City of Anna will meet on 07/06/2023 at 7:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

If you wish to speak on an Open Session agenda item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

1. Call to Order, Roll Call, 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 three (3) minutes to speak. 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 neighbor's inquiry or to recite existing policy in response to the inquiry.
4. Location Map

**P&Z Annual Organizational Review**

5. Elect a Planning & Zoning Commission Chairman.
6. Elect the Planning & Zoning Commission Vice-Chairman.
7. Elect the Planning & Zoning Commission Secretary.
8. Review/Discuss/Action on Planning & Zoning Commission Rules of Procedure.

**Consent Items**

9. Consider/Discuss/Action to approve minutes of the June 5, 2023 Planning & Zoning Commission Meeting.
10. Consider/Discuss/Action on the 455/75 Business Addition, Block A, Lot 4R, Site Plan. Applicant: Shree Anna Realty Corp.
11. Consider/Discuss/Action on the Arden Park Phase , Block C, Lot 1X, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
12. Consider/Discuss/Action on the Arden Park Phase 2, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
13. Consider/Discuss/Action on the Arden Park Phase 2, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
14. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block A, Lot 2R, Replat. Applicant: Jeff Williams / Anna Southgate, LLC.
15. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block A, Lot 2R, Site Pan. Applicant: Jeff Williams / Anna Southgate, LLC.
16. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block C, Lot R, Replat. Applicant: Josh Eadie / NexMetro Hayes, LP.
17. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block C, Lot R, Site Plan. Applicant: Josh Eadie / NexMetro Hayes, LP.

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.

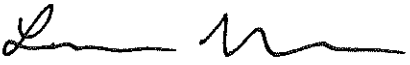
18. Consider/Discuss/Action on the Lorenzo Dow Hendricks Elementary Addition, Block A, Lot , Final Plat. Applicant: Anacapri Laguna Azure, LLC and Bloomfield Homes, LP.
19. Consider/Discuss/Action on the One Anna Two Addition, Block A, Lots 4R & 5, Preliminary Replat. Applicant: North Texas HOCO, LLC.
20. Consider/Discuss/Action on the S.E. Jenkins Estates, Block A, Lot 1, Final Plat. Applicant: Sam Elba Jenkins.
21. Consider/Discuss/Action on the Skyway Towers Addition, Block A, Lot 1, Development Plat. Applicant: William & Mary Enox.
22. Consider/Discuss/Action on the Zee Addition, Block A, Lot 1, Final Plat. Applicant: Zeeshan Hameed & Sharon Carroll Smith.

#### **Items for Individual Consideration**

23. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0+ acres located 370+ feet east of U.S. Highway 75, 510+ feet south of W. White Street from C-2 General Commercial to Planned Development-C-2 General Commercial to allow for the use of Self-Storage, mini-warehouse with modified development standards. Applicant: Anna 31 Retail LP.
24. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9, Concept Plan. Applicant: Anna 31 Retail LP.
25. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone one lot on 0.4+ acre located on the north side of Hackberry Drive, 320+ feet east of N. Powell Parkway from SF-1 Single-Family Residential to C-J Restricted Commercial to allow for a proposed general office use. Applicant: Joe A. Greer, Jr.
26. Consider/Discuss/Action on the J.A. Greer Addition, Block A, Lot 1, Site Plan. Applicant: Joe A. Greer, Jr.
27. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone one lot on 3.0+ acres located at the southeast corner of future Rosamond Parkway and N. Shadybrook Trail to allow for a Communications Tower. Applicant: Centurion American.
28. Consider/Discuss/Action on the Villages of Hurricane Creek - North, Block K, Lot 7X, Site Plan. Applicant: Centurion American.
29. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend zoning on one lot on 8.2+ acres located at the northeast corner of W. 7th Street and S. Powell Parkway to allow for a proposed library and existing civic center uses with modified development standards. Applicant: The City of Anna.
30. Consider/Discuss/Action on the Anna Municipal Complex Addition, Block A, Lot 1, Revised Site Plan. Applicant: City of Anna
31. Consider/Discuss/Act on Amendments to Article 9.07 Tree Preservation of The City of Anna Code of Ordinances, Text Amendment. Applicant: City of Anna.

#### **Adjourn**

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website ([www.annatexas.gov](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 7:00 PM 06/30/2023.

  
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Lauren Mecke, Planning Manager