



AGENDA

PLANNING AND ZONING COMMISSION

Monday, August 7, 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 08/07/2023 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

Consent Items

5. Consider/Discuss/Action to approve minutes of the July 6, 2023 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Anna Crossing, Phase 9, Final Plat. Applicant: Pulte Homes of Texas, LP.
7. Consider/Discuss/Action on the Anna High School #1 Addition, Block 1, Lot 1R, Revised Site Plan. Applicant: Anna ISD - Brad Duncan.
8. Consider/Discuss/Action on the Arden Park Phase 1, Final Plat. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
9. Consider/Discuss/Action on the Arden Park Phase 1, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
10. Consider/Discuss/Action on the Arden Park Phase 1, Block C, Lot 1X, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.
11. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 4, Revised Site Plan. Applicant: AG Anna RE Holdings, LLC.
12. Consider/Discuss/Action on the Boston Addition, Block A, Lot 1, Development Plat. Applicant: Donna M. Howe-Boston.
13. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Final Plat. Applicant: PC5 Properties, LLC.
14. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Site Plan. Applicant: PC5 Properties, LLC.
15. Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Final Plat. Applicant: Jefferson Finley, LLC (JPI).
16. Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Site Plan. Applicant: Jefferson Finley, LLC (JPI).
17. Consider/Discuss/Action on the Leonard Trails, Phase 1, Final Plat. Applicant: Qualico Developments.

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 One Anna Two Addition, Block B, Lot 1R, Replat. Applicant: Anna Village Commercial LTD.
19. Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Site Plan. Applicant: Anna Village Commercial LTD.
20. Consider/Discuss/Action on the Quail Creek Run Place, Block A, Lots 4R, 5 & 6, Replat. Applicant: Laca Investment LLC.
21. Consider/Discuss/Action on the Riata 455, Block A, Lots 1 & 2, Preliminary Plat. Applicant: Yn, LLC.
22. Consider/Discuss/Action on the Skoburg Anna Ranch, Concept Plan. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.
23. Consider/Discuss/Action on the Skoburg Anna Ranch Addition, Preliminary Plat. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.
24. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2A, Final Plat. Applicant: DR Horton-Texas LTD.
25. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2B, Final Plat. Applicant: DR Horton-Texas LTD.
26. Consider/Discuss/Action on the Wal-Mart Anna Addition, Block A, Lot 4, Revised Site Plan. Applicant: Chick-fil-A Inc.

Items for Individual Consideration

27. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 648-2014) on 12.2± acres located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75 to allow for Building Materials, Hardware (Indoors) with modified development standards. Applicant: Q. Seminole Anna Town Center, L.P.
28. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13 - 17, Concept Plan. Applicant: Q. Seminole Anna Town Center, L.P.
29. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13 - 17, Preliminary Replat. Applicant: Q. Seminole Anna Town Center, L.P.
30. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 18.8± acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards. Applicant: Rosamond Powell Investments LLC.
31. Consider/Discuss/Action on the Rosamond Village, Block A, Lot 1-2, Concept Plan. Applicant: Rosamond Powell Investments LLC.
32. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to repeal and replace the Zoning Ordinance.
33. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone two vacant lots on 0.5± acre located at the southwest corner of W. Second Street and N. Riggins Street from SF-1 Single-Family Residential to Downtown (DT) District to allow for future development of a Health Club. Applicant: 7th Day Investments LLC – William Tyler.

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) and at the Anna Municipal Complex bulletin board at or before 7:00 PM 08/04/2023.



Lauren Mecke
Planning Manager