

# AGENDA



## PLANNING AND ZONING COMMISSION

**Monday, February 5, 2024 @ 6:00 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 02/05/2024 at 6:00 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. Approve minutes of the January 3, 2024 Planning & Zoning Commission Meeting.
6. Approve a Resolution regarding the Anacapri Laguna, Block A, Lot 4, Site Plan. Applicant: Megatel Homes, LLC
7. Approve a Resolution regarding the Anna Ranch, Phase 2, Preliminary Plat. Applicant: Harlan Properties, Inc.
8. Approve a Resolution regarding the DHI Anna Addition, Block A, Lot 2, Site Plan. Applicant: DHI Communities
9. Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Site Plan. Applicant: California Orange Textile LLC
10. Approve a Resolution regarding the Shops at Avery Pointe, Block A, Lots 1 & 2, Preliminary Plat. Applicant: Novus NDT Realty LLC
11. Approve a Resolution regarding the Somerset Farms, Preliminary Plat. Applicant: Gow Properties, LLC
12. Approve a Resolution regarding The Vickers Estates, Development Plat. Applicant: Crystal J. Vickers & Curtis W. Vickers

### **Items for Individual Consideration**

13. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Villages of Hurricane Creek-North, Phase 1A, Lots 37R-44R & 26XR, Replat

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.

14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 9.9± acres from Single-Family Residential (SF-7.2) District, Local Commercial (C-1) District, & Agricultural (AG) District to Regional Commercial (C-2) District and Downtown (DT) District located at the southwest corner of S. Powell Parkway and W. White Street. Applicant: White + Willow- Anna LLC & Brian Roper
15. Consider/Discuss/Action on the White & Powell, Concept Plan. Applicant: White + Willow - Anna LLC & Brian Roper
16. Conduct a Public Hearing/Consider/Discuss/Action on a request for a Specific Use Permit to allow for two-family dwellings on 29.8± acres located at the southeast corner of Crystal Parkway and Standridge Boulevard. Zoned Planned Development (Ord. No. 969-2022). Applicant: Shlva Kondru/Rise Commercial
17. Consider/Discuss/Act on a recommendation regarding the Wildflower Meadows, Concept Plan. Applicant: Shlva Kondru/Rise Commercial
18. Conduct a Public Hearing/Consider/Discuss/Action on a request to annex and zone a proposed multi-family dwelling, retail, & restaurant development on 40± acres located at the northeast corner of future Rosamond Parkway and County Road 288. Applicant: Prithviraj Loganathan-Anna288 Holding, LLC

### **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 6:00 PM 02/02/2024.



Lauren Mecke  
Planning Manager