

MINUTES PLANNING AND ZONING COMMISSION April 4, 2022

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on April 4, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:00 pm.

Commissioners present were Brent Thomas, Latoya Grady, Kelly Patterson-Herndon, Dennis Ogan, and Paul Wenzel. Commissioner Donald Henke and Commissioner Nick Rubits were absent. Staff present was Lauren Mecke and Salena Tittle. Councilman Toten was also in attendance.

2. Invocation and Pledge of Allegiance

Vice Chairman Thomas gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and 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 citizen's inquiry or to recite existing policy in response to the inquiry.

Councilman Kevin Toten, residing at 2800 Pecan Grove Drive, addressed the Commission and the audience to advise everyone that each speaker gets a total of three minutes to address the room and that there should be no conversating back and forth between the Commissioners and the audience.

4. Location Map

Consent Items

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend approval of consent items 5-11. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the March 7, 2022 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on the Development Plat, Martinez Manor, Block A, Lot 1. Applicant: Christian Martinez.

7. Consider/Discuss/Action on the Final Plat, Anna Ranch, Phase 1B. Applicant: Gehan Homes, Ltd.

8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1A. Applicant: Scot Albert / TFCC Coyote LLC (Starlight Homes).

9. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phase 2, 3, & 4. Applicant: Megatel Homes, LLC.

10. Consider/Discuss/Action on the Preliminary Plat, Arden Park. Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capitol Management, LLC.

11. Consider/Discuss/Action on the Preliminary Plat, Canvas at Anna, Block A, Lot 1. Applicant: Ramesh Yenamaddi.

Items for Individual Consideration

12. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Applicant: Anna Town Square Partners I, LLC.

Ms. Mecke gave a brief presentation and advised the Commission the applicant requests to table the item and hold the Public Hearing open to the May 2, 2022, Planning & Zoning Commission Meeting.

Vice Chairman Thomas asked for clarification on whether to open the Public Hearing or hold the Public Hearing open from the previous Planning & Zoning Commission Meeting.

City Attorney, Clark McCoy, advised the Commission that they will need to open the Public Hearing and hold it open to the May 2, 2022, Planning & Zoning Commission Meeting and advise, on the record, the address of the location where the meeting will be held.

The Public Hearing was opened at 7:09 p.m.

Vice Chairman Thomas asked for a motion to hold the Public Hearing open to the May 2, 2022, Planning & Zoning Commission Meeting and provided the Anna ISD Board Room address of 201 E. 7th Street.

A motion was made by Commissioner Ogan, seconded by Commissioner Patterson-Herndon to recommend the Public Hearing be tabled and held open to the May 2, 2022, Planning & Zoning Commission Meeting. The vote was unanimous.

Ms. Mecke advised the Commission that she was just informed that there will be an election held on May 2, 2022, in the Anna ISD Board Room which meant the Planning & Zoning Commission Meeting will likely be held at Sue E Rattan Elementary School located at 1221 S Ferguson Parkway.

Vice Chairman Thomas asked for a motion to reconsider the location of the May 2, 2022, Planning & Zoning Commission Meeting to Sue E Rattan Elementary School located at 1221 S Ferguson Parkway.

Vice Chairman asked a member of the audience why they were seeking recognition.

Mr. Glen Brown, residing at 2109 Adriana Drive, addressed the Commission regarding his concerns about misinformation that staff is giving. He provided an example about the location of this agenda item changing after staff had already given the Anna ISD Board Room location.

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend the Public Hearing be tabled and held open to the May 2, 2022, Planning & Zoning Commission Meeting where the meeting will be held at 1221 S Ferguson Parkway. The vote was unanimous.

For the minutes record, staff received two comment cards at the beginning of the meeting, both were in opposition and chose not to speak during the Public Hearing. Ms. Anastasia Ward and Saied Aboul Dalab, both residing at 1212 Sharp Street, advised in their comment cards that they were opposed to the zoning case due to the fact that they do not want an apartment complex at the entry of Anna Town Square, they do not want parking allowed along Sharp Street, a reduction in landscaping, reduction in green space, nor do they want a reduction in parking spaces.
13. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. Applicant: Anna 1340 Holdings, LLC.

Ms. Tittle gave a brief presentation.

Commissioner Ogan asked what the total proposed parking will be for one-bedroom versus the two-bedroom units.

Ms. Tittle provided the information per the Concept Plan.

Commissioner Grady asked staff for clarification on the parking count for each unit.

Ms. Tittle advised.

Commissioner Patterson-Herndon asked how the applicant was proposing to handle the parking for one space for the one-bedroom units when most have two vehicles.

Ms. Tittle advised that she refer the question to the applicant.

The Public Hearing was opened at 7:23 p.m.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in opposition to the request and advised that her concerns were the number of apartments coming into the city, the reduction in parking spaces, and the reduction in buffers. She asked for the Commission to really think about these apartment requests and that the applicants are asking for.

The Public Hearing was closed at 7:26 p.m.

Commissioner Wenzel asked for clarification on the ordinance as it pertains to the height of the buildings along with the minimum setback requirement.

Ms. Tittle advised.

Commissioner Grady asked if the applicant was present.

Ms. Tittle advised no.

Commissioner Patterson-Herndon asked if there were any renderings of the proposed that could be shared.

Ms. Tittle advised that the applicant had not provided any.

Commissioner Grady advised that she would like to table the item to the next Planning & Zoning Commission Meeting when the applicant could be present to answer the Commissions questions.

Vice Chairman Thomas re-opened the Public Hearing at 7:30 p.m.

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to recommend the item be tabled and the Public Hearing held open to the May 2, 2022, Planning & Zoning Commission Meeting located at Sue E Rattan Elementary School located at 1221 S Ferguson Parkway. The vote was unanimous.

Ms. Terry Ronning, residing at 2101 Nuehoff Drive, spoke from the audience in opposition to the influx of multifamily residences and the variances that the developers continue to request. She also advised that she would like the city to stay strict on its ordinances that are in place and hold the developers to higher standards.

City Attorney, Clark McCoy, advised the Commission that no one should be allowed to speak unless it is during the public hearing portion of the meeting.

B) Consider/Discuss/Action on the Concept Plan, District Community.

Ms. Tittle advised the Commission that this would be considered a no action item since the zoning case was tabled.

14. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP.
- Ms. Mecke gave a brief presentation.
- The applicant gave a brief presentation.
- Commissioner Grady asked if the biggest changes made this time around were the masonry materials.
- Staff advised yes.
- Ms. Mecke advised that the applicant has agreed to a Developer's Agreement as it pertains to the building materials and that the Developer's Agreement will be going to City Council for approval.
- The Public Hearing was closed at 7:48 p.m.
- A motion was made by Commissioner Wenzel, seconded by Commissioner Grady to recommend approval of the zoning request with the additional conditions recommended by staff. The vote was unanimous.
- B) Consider/Discuss/Action on the Concept Plan, Anna Town Center, Block A, Lot 5R.
- Ms. Mecke gave a brief presentation.
- A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The vote was unanimous.
- C) Consider/Discuss/Action on the Preliminary Replat, Anna Town Center, Block A, Lot 5R.
- Ms. Mecke gave a brief presentation.
- A motion was made by Commissioner Ogan, seconded by Commissioner Grady to recommend approval of the Preliminary Replat. The vote was unanimous.
15. A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1) with modified development standards for a self-storage; mini-warehouse facility. Applicant: Cross Point Church Anna.
- Ms. Tittle gave a brief presentation.
- The applicant gave a brief presentation.
- Commissioner Patterson-Herndon asked why the applicant wanted to change the fencing to wrought opposed to concrete masonry wall.
- The applicant advised that it has a more inviting feel versus feeling closed off.
- Ms. Mecke addressed the Commission and advised that the property next door, Waterview Apartments, was approved to build a wrought iron fence with masonry columns.
- Mr. Bruce Norwood, residing at 1133 Elizabeth Street, spoke in favor of the request.
- The Public Hearing was closed at 8:06 p.m.

A motion was made by Commissioner Patterson-Herndon to recommend approval of the zoning request. The vote did not obtain a second therefor the motion to approve, failed.

A motion was then made by Commissioner Grady, seconded by Commissioner Ogan to recommend denial of the zoning request. The vote was 4-1 to deny the applicants request with Commissioner Patterson-Herndon voting to approve the zoning request.

B) Consider/Discuss/Action on the Concept Plan, Blacklock Storage, Block A, Lot 1.

Ms. Tittle gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Commissioner Grady to recommend denial of the Concept Plan. The vote was 4-1 to deny the Concept Plan with Commissioner Patterson-Herndon voting to approve the Concept Plan.

16.

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to amend existing multiple-family residence development standards on 43.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Applicant: Anna Village, LLC.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

Commissioner Grady asked staff if the city had any existing 4-story approved multifamily residential products.

Ms. Mecke listed a few.

The Public Hearing was closed at 8:16 p.m.

A motion was made by Commissioner Grady, seconded by Commissioner Wenzel to recommend approval of the zoning request. The vote was unanimous.

B) Consider/Discuss/Action on the Concept Plan, Dreamville Anna.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend approval of the Concept Plan. The vote was unanimous.

17.

A) Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-2 Multiple-Family Residential – High Density/C-2 General Commercial with modified development standards and SF-20 Single-Family Residence. Applicant: James E Hager Trust.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was closed at 8:31 p.m.

Commissioner Patterson-Herndon advised that the Public Hearings for Agenda Items 14-17 were all closed but never opened by the Vice Chairman and wanted to know if that was going to affect anything.

City Attorney, Clark McCoy, advised the Commission that once the Agenda Item is read, the Public Hearing is automatically opened.

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend denial of the zoning request. The vote was 4-1 to deny the zoning request with Commissioner Patterson-Herndon voting to approve the zoning request.

B) Consider/Discuss/Action on the Concept Plan, Hager Ranch.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend denial of the Concept Plan. The vote was 4-1 to deny the Concept Plan with Commissioner Patterson-Herndon voting to approve the Concept Plan.

Adjourn

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:42 p.m.



Donald Henke

Planning and Zoning Commission Chairman

ATTEST:

