

**MINUTES
PLANNING AND ZONING COMMISSION
May 2, 2022**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on May 2, 2022, at the Sue Evelyn Rattan Elementary School located at 1221 S. Ferguson Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:05 pm.

Commissioners present were Donald Henke, Brent Thomas, Latoya Grady, Kelly Patterson-Herndon, and Paul Wenzel. Commissioner Dennis Ogan and Commissioner Nick Rubits were absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. City Attorney, Clark McCoy, 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.

4. Location Map

Consent Items

A motion was made by Vice Chairman Thomas, seconded by Commissioner Wenzel to recommend approval of consent items 5-13. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the April 4, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Development Plat, Cedar Meadow RV Park Addition, Block A, Lot 1. Applicant: William L. Enox and Mary L. Enox.
7. Consider/Discuss/Action on the Final Plat, City of Anna Water Storage Tank Addition, Block A, Lot 1. Applicant: City of Anna.
8. Consider/Discuss/Action on the Final Plat, Coyote Meadows, Phase 1B. Applicant: TFCC Coyote, LLC.
9. Consider/Discuss/Action on the Preliminary Replat, Affi Addition, Block A, Lot 2R. Applicant: Sahi-Antoine LLC & Caldor Corporation.
10. Consider/Discuss/Action on the Preliminary Plat, Anacapri, Phases 2, 3, & 4. Applicant: Megatel Homes, LLC.
11. Consider/Discuss/Action on the Preliminary Plat, Chambers Grove. Applicant: Stratford Group.
12. Consider/Discuss/Action on the Preliminary Plat, Crystal Park, Phase 1. Applicant: Bloomfield Homes, LP.
13. Consider/Discuss/Action on the Revised Site Plan, Willow Creek Addition, Phase 1B, Block G, Lot 1R. Applicant: Marcus Property Company LLC.

Items for Individual Consideration

14. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an amendment to the Master Thoroughfare Plan.

Mr. Greg Peters, Director of Public Works, gave a brief presentation.

The Public Hearing was opened at 7:28 p.m.

The Public Hearing was closed at 7:29 p.m.

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

15. Consider/Discuss/Action on the Minor Plat, Pruitt's Place, Block A, Lots 1 & 2. Applicant: Estate of Michael Pruitt – Wayne Gartman Temporary Administrator.

Ms. Tittle gave a brief presentation.

Chairman Henke asked for clarification regarding the 40' frontage requirement in Subdivision Regulations.

Ms. Tittle and Mr. Altobelli provided clarification.

A motion was made by Commissioner Wenzel, seconded by Commissioner Patterson-Herndon to recommend approval of the Minor Plat. The vote was unanimous.

16. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted and existing standards for multiple-family development within portions of Subdistrict I, F, & D of the existing Planned Development on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Zoned: Planned Development (Ord. No 129-2004 & Ord. No. 691-2015). Applicant: Anna Town Square Partners I, LLC.

Mr. Altobelli gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was opened at 7:56 p.m.

Mr. Glenn Brown, residing at 2109 Adriana Drive, spoke in favor of the request and commended the applicant for taking the steps and time necessary to work with the neighboring residents.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in favor of the request and also commended the applicant and city staff for taking the time and steps necessary to work with the neighboring residents.

Ms. Elaine Holthe, residing at 2403 Maston Drive, spoke in favor of the request and wanted to express appreciation for the teamwork regarding Serenity at the Square project.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in neutral of the request and wanted to show appreciation to the applicant for working with the residents.

Mr. Altobelli advised the Commission that staff and the applicant would like to add a couple more stipulations regarding the development. 1. Ceiling height to 9' in height. 2. Adding a minimum of 5,000 of commercial lease space.

Mr. Scott Intrieri, residing at 611 Haven Drive, spoke in opposition to the request and advised that he appreciates the fact that the applicant has tried to work with the residents, but a lot of residents are still not happy about the apartments coming in and that the residents feel defeated. Mr. Intrieri also advised that he is still concerned about traffic, congestion, and possible overflow parking within the neighborhood.

Mr. William Nabors, residing at 812 Anne Court, spoke in opposition to the request and expressed concerns about the traffic, overflow parking coming into the neighborhood, crime, and safety for the children in the neighborhood.

The applicant came back up to the podium to address the concerns that were mentioned regarding the traffic and the traffic light that is needed.

Mr. Greg Peters, Director of Public Works, addressed the traffic discussion and advised that a light is coming and is currently in the works. He also advised that it takes a little bit more time when a railroad is involved. He also advised that the city asked TXDOT for a traffic signal at the location back in 2018 and has continued to ask for one ever since.

Ms. Joana Eaton, residing at 2407 Thayne Drive, spoke in opposition and advised that residents feel defeated when it comes to the development and the residents should have received more information about the changes

The Public Hearing was closed at 8:26 p.m.

Commissioner Patterson-Herndon asked if the applicant had considered doing a parking garage to help alleviate some of the parking concerns.

The applicant advised that one of the original concept plans had a parking garage on it, but after speaking with staff and problems they had in the past with parking garages the applicant felt it best to keep the density and remove the idea of a parking garage.

A motion was made by Vice Chairman Thomas, seconded by Commissioner Wenzel to recommend approval of the zoning request with the additional Planned Development Stipulations as presented by Mr. Altobelli. The vote was unanimous.

17. Consider/Discuss/Action on the Concept Plan, Serenity at the Square, Block A, Lot 1. Applicant: Anna Town Square Partners I, LLC.

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Vice Chairman Thomas to recommend approval of the Concept Plan. The vote was unanimous.

18. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend standards for multiple-family residence development within portions of Subdistrict I & H of the existing Planned Development on one lot on 11.1± acres located on the west side of Finley Boulevard, 510± feet south of Florence Way. Zoned: Planned Development (Ord. No. 129-2004 & Ord. No. 627-2013). Applicant: Grand at Anna II Owner, LLC.

Ms. Mecke gave a brief presentation and advised that the applicant wishes to table the item to allow time to meet with the residents of Anna Town Square.

The Public Hearing was opened at 8:33 p.m.

A motion was made by Vice Chairman Thomas, seconded by Commissioner Patterson-Herndon to approve the applicants request to table and hold open the Public Hearing until the June 6, 2022 Planning & Zoning Commission Meeting. The vote was unanimous.

19. 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.

Mr. Altobelli gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was opened at 8:44 p.m.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in opposition to the request and advised that she would like to see upgrades instead of reductions, she is not a fan of detention ponds counting towards green space, and would like to see these houses sold instead of rented out.

Mr. Altobelli addressed the Commission and pointed out where the amenities would be placed onsite and wanted to point out the area that will be preserved with the existing tree line.

The Public Hearing was closed at 8:47 p.m.

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

20. Consider/Discuss/Action on the Concept Plan, District Community, Block A, Lot 1. Applicant: Anna 1340 Holdings, LLC.

Mr. Altobelli gave a brief presentation.

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

21. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend adopted multiple-family residence development standards on one lot on 65± acres located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane. Zoned: Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (PD-C-1/MF-2/SF-60) (Ord. No. 861-2020). Applicant: Anna 51 Joint Venture.

Ms. Mecke gave a brief presentation.

The applicant gave a brief presentation.

The Public Hearing was opened at 9:04 p.m.

The Public Hearing was closed at 9:04 p.m.

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

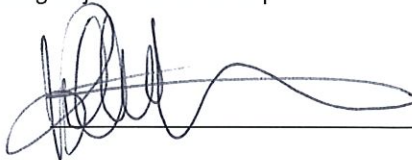
22. Consider/Discuss/Action on the Concept Plan, Villages of Waters Creek, Block B, Lot 3. Applicant: Anna 51 Joint Venture.

Ms. Mecke gave a brief presentation.

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

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 9:09 p.m.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Planning and Zoning Commissioner

ATTEST:

A handwritten signature in blue ink, reading "Salome Little", positioned above a horizontal line.