MINUTES
PLANNING AND ZONING COMMISSION
June 6, 2022

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on June 6, 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 7:01 p.m.

   Commissioners present were Kelly Patterson-Herndon, David Nylec, Dennis Ogan, Douglas Hermann, Michelle Clemens and Paul Wenzel. Commissioner LaToya Grady was absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. City Attorney Clark McCoy and Councilmen Randy Atchley and Pete Cain was also in attendance.

2. Invocation and Pledge of Allegiance

   Commissioner Ogan 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

Planning & Zoning Commission Organizational Review

5. Annual Planning & Zoning Commission Review

   A. Elect a Planning & Zoning Commission Chairman.

   A motion was made by Commissioner Ogan, seconded by Commissioner Clemens to elect Commissioner Kelly Patterson-Herndon as Chairwoman. The vote was unanimous.

   B. Elect a Planning & Zoning Commission Vice-Chairman.

   A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Hermann to elect Commissioner Clemens as Vice-Chairwoman. The vote was unanimous.

Capital Improvements Advisory Committee

6. Call to Order and Establishment of Quorum.

   Committee members present were Kelly Patterson-Herndon, David Nylec, Dennis Ogan, Douglas Hermann, Michelle Clemens, Paul Wenzel, and Leslie Voss. Committee member LaToya Grady was absent.

   The meeting was called to order at 7:11 p.m.

7. Consider/Discuss/Action on a recommendation regarding a modification to the impact fees.

Public Works Director, Greg Peters, gave a brief presentation and answered any questions that the Commission had.

A motion was made by Commissioner Wenzel, seconded by Commissioner Hermann to approve the proposed impact fee modifications. The vote was unanimous with a 7-0 vote.

8. Adjourn Capital Improvements Advisory Committee.

A motion was made by Commissioner Hermann, seconded by Commissioner Ogan to adjourn the Capital Improvements Advisory Committee portion of the meeting at 7:48 p.m. The vote was unanimous.

Consent Items

A motion was made by Commissioner Wenzel, seconded by Commissioner Hermann to recommend approval of consent items 9-19. The vote was unanimous.

9. Consider/Discuss/Action to approve minutes of the May 2, 2022 Planning & Zoning Commission Meeting.

10. Consider/Discuss/Action on the Franklin Estates, Block A, Lot 1, Development Plat. Applicant: Scott Alex Franklin.

11. Consider/Discuss/Action on the Evans Westover Addition, Block A, Lots 1, 2, & 3, Replat. Applicant: Judy M. Evans.

12. Consider/Discuss/Action on the Three Creeks Ranch Estates, Block 1, Lots 3R & 4R, Replat. Applicant: Michael and Kristal Willoughby.

13. Consider/Discuss/Action on the Via Addition, Block A, Lots 1 & 2, Minor Plat. Applicant: Alexander and Mariah Burtness & Robert and Barbara Via.

14. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 4R, Replat. Applicant: Anna 31 Retail, LP.

15. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R & 3, Replat. Applicant: Anna Self Storage, LLC.

16. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 3, Site Plan. Applicant Anna Self Storage, LLC.

17. Consider/Discuss/Action on the Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4 & 5, Preliminary Plat. Applicant: MCI Preferred Income Fund, LLC C/O Anacapri Laguna Azure, LLC.

18. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Preliminary Plat. Applicant: Brakes Plus, LLC.

19. Consider/Discuss/Action on the DHI-Anna, Block A, Lots 1-3, Preliminary Plat. Applicant: D.R. Horton – Texas, LTD.

Ms. Leslie Voss left the meeting.

Items for Individual Consideration

20. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lots 1R, 3R, 6, 7, 8, 9 & Block B, Lot 1, Replat. Applicant: Anna 31 Retail, LP.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Clemens, seconded by Commissioner Wenzel to recommend approval of the Replat based on the findings made by staff. The vote was unanimous.

21. 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.

Commissioner Clemens asked for clarification on the parking and covered parking requests made by the applicant.

Ms. Mecke advised she would let the applicant go into detail regarding their request.

Mr. Todd Finley, applicant, advised the Commission of the request and what will actually be provided onsite.

Commissioner Clemens asked the applicant to describe the ornamental fence that is being proposed.

Mr. Finley advised.

Chairwoman Patterson-Herndon asked about trash pickup and if the residents would take their own trash to the compactors.

Mr. Finley advised that the residents would have a valet trash service provided daily.

Chairwoman Patterson-Herndon asked how bulky and larger items would be allowed to be disposed of.

Mr. Finley advised that they would have a call number for residents to use should they need to schedule larger items to be disposed of.

Chairwoman Patterson-Herndon asked if trailers and boats would be allowed to be parked onsite.

The applicant advised that they are looking into and have called around the area for those types of items to be parked offsite at a possible discounted rate for residents that have these types of items. The applicant also advised that they will have parking spots available onsite for certain sizes, but anything over that would be parked elsewhere.

Commissioner Nylec asked if the same trash compactor and parking requests were that of the approved Phase 1.

Mr. Finley advised yes.

The Public Hearing was opened at 8:05 p.m.

Mr. Glen Brown, residing at 2109 Adriana Drive, spoke in favor of the zoning request. However, Mr. Brown also advised that he thinks the city should handle the traffic concerns before more residential is built in the area of Sharp and Finley.

Ms. Tana Brown, residing at 2109 Adriana Drive, spoke in favor of the zoning request but also asked city staff for another traffic study regarding the traffic concerns in the area. Ms. Brown also asked for more landscaping instead of screening walls because screening walls tend to age and do not look aesthetically pleasing.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in favor of the zoning request but also expressed concerns about the traffic, parking, and landscaping.

The Public Hearing was closed at 8:21 p.m.

Commissioner Nylec asked staff if a traffic study had been done for the area and expressed his own concerns regarding the traffic.

Mr. Peters, Director of Public Works, advised the Commission that a traffic study had been done and a light will be added to the area to give some relief and a design has already been made. However, Mr. Peters also advised that it is going to take some time due to the railroad and railroad signals.

Commissioner Ogan asked Mr. Peters what the current volume of traffic is at the intersection of Finley and Highway 5 and how many accidents have occurred at that intersection.

Mr. Peters answered.

Commissioner Ogan advised that he feels this kind of work and study should have been done before now.

A motion was made by Commissioner Wenzel, seconded by Commissioner Clemens to recommend approval of the zoning request. The vote was 4-2 with Commissioner Ogan and Commissioner Nylec voting against.

22. Consider/Discuss/Action on the Anna Town Square Addition, Block A, Lot 2, Concept Plan. Applicant: Grand at Anna II Owner, LLC.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Wenzel, seconded by Commissioner Clemens to recommend approval of the Concept Plan. The vote was 4-2 with Commissioner Ogan and Commissioner Nylec voting against.

23. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 0.4± acre located on the west side of N. Riggins Street, 670± north of Anthony Street from SF-1 Single-Family Residential District to Planned Development-SF-TH Townhome District with modified development standards. Applicant: Innovative Investments Inc.

The Public Hearing was opened at 8:34 p.m.

Mr. Altobelli gave a brief presentation.

Chairwoman Patterson-Herndon asked the applicant about the proposed driveways and garages.

The applicant came up to the podium and answered.

Chairwoman Patterson-Herndon asked the applicant if they would be amenable to dropping the amount of residences down to 5 from 6.

The applicant advised that they had already dropped from 8 to 6 based on the suggestion made by P&Z and Council during the previous zoning request meeting. The applicant also explained that they do not feel it is needed to drop it down any further.

Chairwoman Patterson-Herndon and Commissioner Clemens asked the applicant for some renderings to understand what it will actually look like.

The applicant advised that he did not have any renderings with him.

Chairwoman Patterson-Herndon advised that she would like to see renderings before making a decision on the request.

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

A motion was made by Commissioner Clemens, seconded by Commissioner Nylec to table the request to the July 5, 2022 P&Z Commission Meeting which will be held at the Anna ISD Board Room at 7:00 p.m.. The vote was unanimous.

24. Consider/Discuss/Action on the Salida Del Sol, Block A, Lot 1, Concept Plan. Applicant: Innovative Investments Inc.

Because the item is associated with the zoning request, item #23, and the zoning request was tabled; no action is taken.

Adjourn

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:49 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle

Salena Tittle - Planner II