MINUTES
PLANNING AND ZONING COMMISSION
July 5, 2022

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 5, 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 7:02 p.m.

Commissioners present were Kelly Patterson-Herndon, David Nylec, Dennis Ogan, Douglas Hermann, Michelle Clemens, Paul Wenzel, and Staci Martin. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle.

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 Clemens, seconded by Commissioner Ogan 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 Nylec to elect Commissioner Clemens as Vice-Chairwoman. The vote was unanimous.

C. Elect a Planning & Zoning Commission Secretary.

A motion was made by Commissioner Martin, seconded by Commissioner Nylec to elect planning staff as secretary. The vote was unanimous.

D. Review/Discuss/Action on Planning & Zoning Commission Rules of Procedure.

Mr. Altobelli gave a brief presentation.

A motion was made by Vice-Chairwoman Clemens, seconded by Chairwoman Patterson-Herndon to approve the Planning & Zoning Commission Rules of Procedure. The vote was unanimous.

Consent Items

A motion was made by Commissioner Ogan, seconded by Commissioner Nylec to recommend approval of consent items 6-12. The vote was unanimous.

6. Consider/Discuss/Action to approve minutes of the June 6, 2022 Planning & Zoning Commission Meeting.

7. Consider/Discuss/Action on the Anacapri, Phase 2, Final Plat. Applicant: Megatel Homes.

8. Consider/Discuss/Action on the Garner Tres, Block A, Lot 1, Final Plat. Applicant: Richard & Victoria Garner.

9. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R, 4, & 5, Replat. Applicant: Ashton Gray, LLC.

10. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lots 1R, 4, & 5, Site Plan. Applicant: Ashton Gray, LLC.

11. Consider/Discuss/Action on the Arden Park, Phase 1, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

12. Consider/Discuss/Action on the Villages of Waters Creek, Block B, Lot 1, Preliminary Plat. Applicant: Anna 51 Joint Venture.

Items for Individual Consideration

13. Conduct a Public Hearing/Consider/Discuss/Action on the 75 North Addition, Lots 14R & 15R, Replat. Applicant: Bryan Peltier and Syeda Haque.

Mr. Altobelli introduced the item. The applicant is proposing to modify the lot line between Lots 14R and 15R due to an encroachment of the existing house on Lot 15R onto Lot 14R. The Replat is recommended for approval subject to the Board of Adjustment granting two (2) variances to the City of Anna Zoning Ordinance associated with:

1. Minimum lot area requirement for Lot 14R.
2. Minimum side yard, interior setback requirement for Lot 15R.

The Public Hearing was opened at 7:11 p.m.

The Public Hearing was closed at 7:12 p.m.

A motion was made by Commissioner Wenzel, seconded by Commissioner Hermann to recommend approval of the Replat subject to the Board of Adjustments approving the requested variances. The vote was unanimous.

14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 3.0± acres on the north side of Sam Rayburn Highway (S.H. 121), 2,070± feet west of E Farm-to-Market Road 455 from SF-E Single-Family Residential – Large Lot to C-2 General Commercial. Applicant: Paragon Realty Group, LLC.

Ms. Mecke introduced the item. The applicant is proposing to rezone the property from SF-E to C-2 zoning in order to allow for commercial development. The request is in conformance with the future land use plan and comprehensive plan.

The Public Hearing was opened at 7:15 p.m.

The Public Hearing was closed at 7:15 p.m.

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

15. 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.

Mr. Altobelli introduced the item. The applicant is requesting to rezone from SF-1 Single-Family Residential District to Planned Development-SF-TH Townhome District. Staff is recommending restrictions if the Commission recommends approval.

Chairwoman Patterson-Herndon asked if the roadway was a city road.

Mr. Altobelli answered yes.

The Public Hearing was opened at 7:20 p.m.

The applicant approached the podium and advised that he was there to answer any questions the Commission had regarding the project.

Commissioner Martin asked how many units they are providing in other cities.

The applicant listed several different cities that they are working in and the amount of units associated with each city.

Chairwoman Patterson-Herndon asked if the applicant had reached out to any of the surrounding neighbors.

The applicant advised no.

Chairwoman Patterson-Herndon asked how this will bring value to the neighborhood.

The applicant advised this would be the nicest product in the area and hopes that this will achieve the desired look and feel.

Chairwoman Patterson-Herndon asked about the density.

The applicant advised that the city is calling for higher density.

Chairwoman Patterson-Herndon asked if they would be willing to reduce the units down to five.

The applicant advised the Commission that they had already reduced the unit count from eight to six based on the recommendation by the Commission the last time the applicant came before them.

Mr. Altobelli approached the podium and asked the applicant for verification whether this will be one lot or individual lots because that would change the stipulations.

The applicant advised that their plan was to have it as six individual lots.

Mr. Altobelli advised that if they were six individual lots, that would change the requirements based on previous discussions with the applicant.

The applicant advised that they have no problem leaving it as one lot.

The Public Hearing was closed at 7:25 p.m.

The Commissioners continued discussions regarding the project and the applicant's request.

The Commission asked staff if the product meets the intent of the Comprehensive Plan.

Mr. Altobelli answered yes.

Chairwoman Patterson-Herndon expressed her concerns for the type of product and unit count for the downtown area and expressed concerns about approving the project in the sense that it would be setting a precedent for all future downtown projects.

A motion was made by Chairwoman Patterson-Herndon, seconded by Vice-Chairwoman Clemens to recommend denial of the zoning request. The vote was 3-4 causing the motion to fail.

A new motion was made by Commissioner Wenzel, seconded by Commissioner Nylec to recommend approval of the zoning request. The motion passed with a 4-3 vote with Chairwoman Patterson-Herndon, Vice-Chairwoman Clemens, and Commissioner Hermann voting against the motion.

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

Mr. Altobelli introduced the item. This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future townhouse development and related site improvements. The concept plan complies with the zoning districts area regulations as requested by the zoning case.

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

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:46 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle

Planner II