

MINUTES
PLANNING AND ZONING COMMISSION
February 6, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on February 6, 2023, at the Municipal Complex located at 120 W. 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, Dennis Ogan, Douglas Hermann, Michelle Clemens, David Nylec, and Staci Martin. Commissioner Paul Wenzel was absent. Staff present were Ross Altobelli and Salena Tittle. Mayor Pro Tem Lee Miller and Councilman Pete Cain were 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.

There were no speakers.

4. Location Map

5. The National Community Survey

a. 2022 Report of Results for the City of Anna

Kimberly Winarski, Assistant to the City Manager, provided a brief presentation explaining to the Commission what the National Community Survey is, what it indicates, and what the results were for the City of Anna.

Consent Items

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of consent items 6-12. The vote was unanimous.

6. Consider/Discuss/Action to approve minutes of the January 3, 2023 Planning & Zoning Commission Meeting.

7. Consider/Discuss/Action on the Miranda Estates, Block A, Lot 1, Development Plat. Applicant: Moises Miranda.

8. Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Replat. Applicant: Jack Rowe / BTR at Throckmorton LLC.
9. Consider/Discuss/Action on the Anna Town Center, Block A, Lot 5R, Site Plan. Applicant: Jack Rowe / BTR at Throckmorton LLC.
10. Consider/Discuss/Action on the Serenity at the Square, Block A, Lot 1, Preliminary Plat. Applicant: Baseer, LLC & Clear Water Commons, LLC.
11. Consider/Discuss/Action on the Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X, Site Plan. Applicant: CADG Hurricane Creek LLC.
12. Consider/Discuss/Action on the Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X, Site Plan. Applicant: CADG Hurricane Creek LLC.

Items for Individual Consideration

13. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 16.5± acres located on the south side of County Road 427, 530± feet east of County Road 425 to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Thinkk Big Investments, LLC.

Mr. Altobelli introduced the item. The applicant is requesting approval to establish Planned Development zoning with modified development standards in order to allow for a multiple-family residential development. Mr. Altobelli advised the Commission that the request is not in conformance with the 2050 Comprehensive Plan nor is it consistent with SF-72 Single-Family Residential zoning for the recently annexed adjacent properties surrounding the subject property.

The Public Hearing was opened at 7:13 p.m.

The applicant, Mr. Chuck Branch, approached the podium and advised the Commission that he was in attendance to answer any questions that the Commission may have.

The Public Hearing was closed at 7:14 p.m.

A motion was made by Commissioner Martin, seconded by Commissioner Clemens to recommend denial of the Planned Development zoning request. The vote was unanimous.

14. Consider/Discuss/Action on the Woodland Estates, Concept Plan. Applicant: Thinkk Big Investments, LLC.

Mr. Altobelli introduced the item. The applicant is requesting approval of the Concept Plan associated with the Planned Development zoning request, Item #13. The request is contingent on the Zoning.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to recommend denial of the Concept Plan. The motion passed unanimously.

15. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 from SF-E Single-Family Residential – Large

Lot to Planned Development to allow for a multiple-family residential development with modified development standards. Applicant: Ann Hayslett.

Ms. Tittle introduced the item. The applicant is requesting approval to rezone to Planned Development zoning with modified development standards in order to allow for a multiple-family residential development. Ms. Tittle advised the Commission that the request does not meet the Character & Intent as defined in the 2050 Comprehensive Plan nor does it meet the city's zoning definitions associated with single-family dwellings, detached and attached.

Chairwoman Patterson-Herndon asked if the development was going to be considered as one lot.

Ms. Tittle advised yes.

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

Mr. Josh Eadie, with NexMetro Communities, gave a brief presentation to the Commission regarding the request.

Commissioner Clemens asked if the applicant had any pictures, they could provide of the homes they have built in Melissa.

Mr. Eadie advised that they are currently under construction but the renderings that they have provided would be very similar to what they would build here in Anna.

Commissioner Clemens asked which picture from their provided renderings were that of the product they built in Celina.

Mr. Eadie had a slide that he was able to navigate to show the Commission which rendering was the product being built in Celina.

Commissioner Nylec asked to be clear that the product would be rentals.

Mr. Eadie advised yes.

Commissioner Ogan asked if the applicant was aware of the 2050 Comprehensive Plan.

Mr. Eadie advised that he is aware of it however, the type of product they are proposing is fairly new as opposed to when the Comprehensive Plan was written and they run in to this issue quite often with other cities as well.

Commissioner Nylec asked staff if the homes could potentially be sold off.

Mr. Altobelli explained that the homes could not be sold off one by one because they will not be individually platted lots.

Commissioner Hermann asked if NexMetro Communities will hold on to the project or if they are sold off to other entities.

Mr. Eadie advised that there have only been two scenarios where they have had to sell to someone else and that they were two completely situations. Mr. Eadie advised that these are long term investment opportunities for NexMetro and it is better for them to maintain them rather than sell them off.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in opposition to the project and advised that there are existing traffic issues that need to be addressed before more multifamily is approved in the Anna Town Square area. Ms. Dingle also advised that the city has already approved an increased amount of diversified housing throughout the city including the Anna Town Square area.

Mr. Joe Greer, residing at 1314 S. Powell Parkway, spoke in opposition to the zoning request explaining that there is more and more multifamily housing developments that are being approved in Anna and its too much. Mr. Greer wanted the record to reflect that the proposed development would not be allowed to have any type of easement on their side of the property boundary line. If this project is approved, it would make the Greer's want to leave the City of Anna.

Mrs. Becky Greer, residing at 1314 S. Powell Parkway, spoke in opposition to the zoning request. Mrs. Greer explained that they have lived in Anna, at their current address, since 1984 and have lived a very peaceful, quiet lifestyle. They are already having to give up right-of-way for TXDOT and having to give up area of their drive for a city waterline. Mrs. Greer explained that if this development were approved, it would take away from the quiet lifestyle they have known. If this were approved there would be noise pollution, light pollution, more and more population, and the wildlife in the area would be gone.

The Public Hearing was closed at 7:40 p.m.

Mr. Altobelli pulled the locator map back up onto the screen to show the Commission where the Greer's live and where their access drive is located in order to show where the proposed fencing for the proposed project will be located if approved.

Chairwoman Patterson-Herndon asked what the required open space is for multifamily projects.

Mr. Altobelli explained that required open space for multifamily is 600 square feet for one-bedroom units, 900 square feet for two-bedroom units, and 1,200 square feet for three-bedroom units. Mr. Altobelli also advised that the applicant is providing more than what is required.

Commissioner Nylec asked if staff knew how many multifamily projects were currently approved for construction because he has noticed a number of them approved just since he has been on the Commission.

Mr. Altobelli listed a few for the Commission that he knows of.

Chairwoman Patterson-Herndon asked what the character and intent is for this specific area.

Mr. Altobelli advised that the character and intent called out for this area is Cluster Residential and explained how it is defined in our ordinances for platting purposes.

A motion was made by Commissioner Nylec, seconded by Commissioner Ogan to recommend denial of the Planned Development zoning request. The motion passed unanimously.

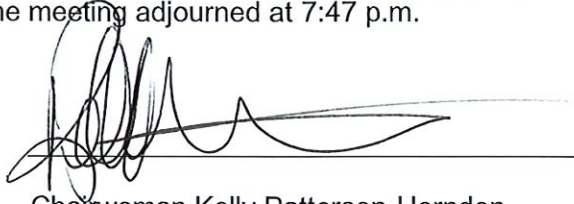
16. Consider/Discuss/Action on the NexMetro CR 423, Concept Plan. Applicant: Ann Hayslett.

Ms. Tittle introduced the item. The applicant is requesting approval of the Concept Plan associated with the Planned Development zoning request, Item #15. The request is contingent on the Zoning.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to recommend denial of the Concept Plan. The motion passed unanimously.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:47 p.m.

A handwritten signature in black ink, appearing to be 'Kelly Patterson-Herndon', written over a horizontal line.

Chairwoman Kelly Patterson-Herndon

ATTEST:

A handwritten signature in black ink, appearing to be 'Salena Tittle', written over a horizontal line.

Salena Tittle, Planner II