

**MINUTES
PLANNING AND ZONING COMMISSION
May 1, 2023**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on May 1, 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 7:00 p.m.

Commissioners present were Kelly Patterson-Herndon, Dennis Ogan, Douglas Hermann, Michelle Clemens, David Nylec, Paul Wenzel, and Staci Martin. Staff present were Ross Altobelli, Lauren Mecke, Salena Tittle, and Interim Assistant City Manager, Greg Peters. Councilman Pete Cain & Councilman Kevin Toten 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

Consent Items

A motion was made by Commissioner Hermann, seconded by Commissioner Ogan to recommend approval of consent items 5-20. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the April 3, 2023, Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Replat. Applicant: VRD at Anna, LLC.
7. Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Site Plan. Applicant: VRD at Anna, LLC.
8. Consider/Discuss/Action on the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat. Applicant: Anna Christian Fellowship, Inc.
9. Consider/Discuss/Action on the Anna Municipal Complex Addition, Block A, Lot 1, Replat. Applicant: City of Anna.

10. Consider/Discuss/Action on the Arden Park Phase I, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
11. Consider/Discuss/Action on the Arden Park Phase I, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
12. Consider/Discuss/Action on the Goolsby Addition, Block A, Lot 1, Final Plat. Applicant: Larry & Leslie Goosby.
13. Consider/Discuss/Action on the Leonard Trails Phase 1, Preliminary Plat. Applicant: John Vick, Qualico Developments (US) Inc.
14. Consider/Discuss/Action on The Parks at Hurricane Creek, Preliminary Plat. Applicant: Charles Covey – LandVest Development.
15. Consider/Discuss/Action on the DP McKinney RV Park Addition, Block A, Lot 1, Final Plat. Applicant: DP McKinney RV LP.
16. Consider/Discuss/Action on the Twin Creeks Addition, Block A, Lot 50R, Final Plat. Applicant: Petronilo Zapata.
17. Consider/Discuss/Action on the Waters Creek, Block B, Lot 1, Final Plat. Applicant: APFC Waters Creek Member LLC.
18. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Final Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
19. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
20. Consider/Discuss/Action on the Whiterock Subdivision, Block A, Lots 1-5, Final Plat. Applicant: Sirvien, LLC.

Items for Individual Consideration

21. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 170± acres located on the north and south sides of E. Foster Crossing, 1,645± feet east of future Leonard Avenue from Planned Development to Planned Development to allow for single-family residences and multiple-family residences built to SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, & SF-Z Single-Family Residence District – Zero lot line homes, and MF-2 Multiple-Family Residential – High Density with modified development standards. Applicant: Lindo Apparel Incorporated 335 Valley-Two, Inc.

Mr. Altobelli introduced the item. The applicant is requesting to rezone 170± acres to a Planned Development in order to allow for single-family and multiple-family development with modified development standards. Mr. Altobelli advised the Commission that the zoning request is in conformance with the 2050 Comprehensive Plan and that the applicant is proposing to dedicate over 30 acres of land to the city to be used for park, playground, or recreational and future civic center uses.

Commissioner Ogan asked staff if there was a timeline established for when the water and sewer would be completed.

Mr. Altobelli explained that the applicant is working with the Engineering Department to identify what capacity is available and what is needed. He added that it has been determined that the current capacity is enough to serve the single-family and future phases of the single-family, but that improvements would need to be made for the future multiple-family portion.

Commissioner Hermann asked for clarification whether the issue for capacity was specifically regarding the proposed multifamily on the southern side of E. Foster Crossing.

Mr. Altobelli confirmed the capacity issue would be associated with the multifamily and explained that there are agreements in place with the City of Melissa on how much capacity the City of Anna is allowed to process through the existing wastewater treatment facility and if additional capacity is needed to support the multifamily development the existing agreement would need to be modified accordingly.

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

Mr. John Arnold, with the Skorburg Company, gave a brief presentation explaining their request.

Chairwoman Patterson-Herndon asked for Mr. Arnold to clarify, on the current slide, where the proposed dedicated 3 acres of civic purposes was going to be.

Mr. Arnold was able to show the Commission where the dedicated 3 acres would be.

Commissioner Martin asked the applicant to show the starting point and end point of E. Foster Crossing Improvements.

Mr. Arnold was able to show on the Infrastructure Improvement Overview slide where the starting point would be and where the improvements would end.

Commissioner Hermann asked the applicant how much of the proposed 30-acre parkland dedication was floodplain.

Mr. Arnold advised that there was none in the floodplain.

Commissioner Ogan advised that he did not see a swimming pool or dog park in the proposed dedicated parkland.

Mr. Arnold advised that they have another meeting with the Parks Department on the 15th to discuss the 30-acre parkland dedication. Mr. Arnold also advised that they are seeking input from the Parks Department on what they would like to see on this land.

Commissioner Hermann asked if the development was going to have any kind of amenity center for the residents or if the park was going to serve as the amenity.

Mr. Arnold explained that the 30-acre park was proposed to serve the needs of the residents.

Mr. Glenn Brown, residing at 2109 Adriana Drive, advised that he is opposed to having an increasing amount of smaller lot sizes when the area should have larger estate living lot sizes. Mr. Brown also advised that he is opposed to any more multifamily development within the area and said the city is reaching a 50/50 ratio of single-family homes and multiple-family residential units which is not diversity within the city. He also advised that the developer did not create the diversity he is speaking to when they developed Anna Town Square.

Ms. Stephanie Dingle, residing at 820 Anne Court, spoke in opposition to the zoning request and advised that more multiple-family residences would not be a good situation for the area. She advised that there is no safe exit for the community and existing residents of Anna Town Square and she would like to see a push for expanding Leonard Avenue and assistance with the traffic given the amount of homes and now apartments that will be utilizing the roadways in this area. Ms. Dingle also explained that there is a trust issue with the developer and that Anna Town Square residents were promised things that never happened.

Mrs. Tana Brown, residing at 2109 Adriana Drive, spoke in opposition to the zoning request and advised that Anna Town Square residents were shown a different picture of what the area would look like but instead they have been given multifamily residential developments surrounding their neighborhoods. Mrs. Brown advised that there is a trust issue with the developer. She also advised that there is a problem with overcrowding the current schools and traffic concerns.

The Public Hearing closed at 7:44 p.m.

Commissioner Hermann asked if the Commission could dictate what goes into parkland dedication.

Mr. Altobelli advised that it is up to the parks board to make a recommendation to Council as to what goes onto dedicated parkland.

Chairwoman Patterson-Herndon asked if they could add a stipulation where trees are planted in the front, every other house, as well as planted in the back, every other house.

Mr. Altobelli advised that it was the Commission's discretion to add that in if they choose.

Chairwoman Patterson-Herndon asked how many restrooms were going to be on the park site.

Mr. Arnold said he cannot answer that question because it is up to the Parks Department. Mr. Arnold also advised that he was fine with whatever amount is requested. Mr. Arnold also reminded the Commission that the agreement is to have the park area completed before someone moves into a home.

Commissioner Clemens asked for confirmation that the wrought iron screening would be going behind the homes that are adjacent to the park.

Mr. Altobelli confirmed that they were going to have wrought iron on the rear of the homes that back up to the wooded areas and the open park space.

Commissioner Clemens asked if the homes that do not back up to wooded areas could have masonry screening instead for more privacy.

Mr. Altobelli advised that they will have masonry walls when any of the homes back up to a street greater than a residential neighborhood collector street.

Commissioner Wenzel asked if this ordinance was going to be written in a way to prevent what happened with the Anna Town Square zoning.

Mr. Altobelli explained that the Anna Town Square zoning, before current staff's time, there were entitlements granted that allowed for changes to the overall master plan. Whereas this zoning is very specific to what can be built and placed on these lots and a Developer's Agreement that will be in place.

Commissioner Clemens asked if they were allowed to recommend approval along with staff's recommended stipulations but not for the MF-2 zoning.

Mr. Altobelli explained that would be a question for the applicant because it would depend on the numbers and the cost of the land that the applicant is purchasing in order to make the proposed development work.

Mr. Arnold explained that the cost of the infrastructure needed for development, they would need to have the southern tract as multifamily in order to make this work. Mr. Arnold also explained that the southern tract is next door to a batch plant and power plant and with those two things, you will not get a single-family development on that tract of land.

Commissioner Nylec advised the applicant that he lives in Anna Town Square and there were lots that were supposed to be larger lots but changed to smaller lots. He advised that there is a need for larger lots and more valuable homes.

Mr. Arnold explained that he believes this area is a great transition area for this zoning and product.

Chairwoman Patterson-Herndon asked if there is already MF-2 zoning across CR 418.

Mr. Altobelli advised yes and was able to show the Commission on the map where it is located.

Commissioner Hermann asked for clarification as to what MF-2 zoning allows for.

Mr. Altobelli explained the difference between the multifamily zoning districts is height restrictions and density.

Commissioner Hermann explained to the Commission that he agrees with multifamily concerns, however, he agrees with the applicant that you will not get single-family next door to a batch plant and power plant. Commissioner Hermann also explained that while it makes sense to have a multifamily buffer on that lot, he is not ok with single-family for rent.

Mr. Altobelli advised the Commission that the allowance for MF-2 comes down to density and meeting the allowance that is required by that zoning.

Mr. Arnold explained to the Commission that they could have the build-for-rent as an SUP so he would have to come back before them if someone wanted to come in and do a build-for-rent product.

Commissioner Hermann asked if there was the possibility for a trade-off, by allowing the MF-2 zoning could the city get some bigger lots in the single-family zoning portion.

Mr. Arnold advised that there might be a little room to add some 60-foot lots to the single-family portion, but he does not want to decrease the park area just to allow more 60-foot lots. He can add more 60-foot lots but will not touch the park land size.

Commissioner Clemens explained that the park is needed, and she agrees with it being built first as well as the trails.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to approve the zoning request with the following added stipulations:

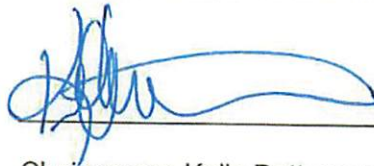
- MF-2 to have an SUP for a one- & two-unit product type; and
- Modify the density for the SF-Z product types to be no more than 300; and
- Increase the SF-60 lot count; and
- Trees on the SF-Z lots to be front and back, every other one; and

- Board on board privacy fencing for the 60-foot lots adjacent to the park located on the primary entrance drive.

The motion passed with a 6-1 vote. Commissioner Nylec voted against the motion.

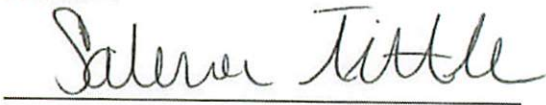
Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:17 p.m.



Chairwoman Kelly Patterson-Herndon

ATTEST:



Salena Tittle, Planner II