MINUTES
PLANNING AND ZONING COMMISSION
June 5, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on June 5, 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, Jessica Walden, Douglas Hermann, Michelle Clemens, David Nylec, Matt Blanscett, and Staci Martin. Staff present were Ross Altobelli, Lauren Mecke, Salena Tittle, and City Engineer, Wes Lawson. Councilman Kevin Toten and Councilman Elden Baker were also in attendance.

2. Invocation and Pledge of Allegiance

   Commissioner Blanscett 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

Commissioner Walden made a request to pull Consent Items 6 & 7 for further discussion.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Hermann to recommend approval of consent items 5 & 8-10. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the May 1, 2023, Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Final Plat. Applicant: ONM Living.

7. Consider/Discuss/Action on the Anna Station, Block A, Lot 1, Site Plan. Applicant: ONM Living.

8. Consider/Discuss/Action on the Arden Park Phase 2, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

9. Consider/Discuss/Action on the Arden Park Phase 2, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

10. Consider/Discuss/Action on the Prose Town Square, Block A, Lot 1, Final Plat. Applicant: 615 Foster Crossing Investments, LLC.

Regarding Item 6, Commissioner Walden asked staff to clarify what the 15-foot drainage easement was for that is shown on the plat to be on the eastern property boundary line.

Ms. Mecke advised that Mr. Lawson, City Engineer, would be best suited to answer the question.

Mr. Lawson explained that the drainage easement is for the existing subdivision to the east.

Commissioner Walden explained that her concern was that the Site Plan is showing a building to be built on that 15-foot easement.

Ms. Mecke advised that as part of staff's process, the Final Plat and Site Plan are approved prior to the Engineering Civils being approved. Ms. Mecke also explained that this is the reason why the plats and site plans are recommended for approval subject to the engineering civil drawings being approved.

Chairwoman Patterson-Herndon asked if it was possible, it could be a lot-to-lot drainage easement as well.

Ms. Mecke explained it could be possible if that is what is needed for drainage. She also advised that the applicant was present and able to answer any questions.

Mr. Rob McClain, with ONM Living, explained that during the comment phase of the civil drawings, they were asked to discharge partial detention from the north side into the existing drainage easement so all of it was not going into the pond. Mr. McClain also advised that the easement will be going between the buildings and reassured that no buildings will be on top of the easement.

Regarding Item 7, Commissioner Walden explained that the applicant, on the plan, is referencing the neighboring subdivision plat and on that plat it calls out a flood plain. Commissioner Walden asked if staff was aware of the applicant's property also being located in a flood plain.

Ms. Mecke explained that the neighboring subdivision had to alter where the flood plain was located on their property, before construction of the homes. However, there is no flood plain on this applicant's property.

A motion was made by Commissioner Walden, seconded by Commissioner Martin to recommend approval of consent items 6 & 7. The vote was unanimous.

Items for Individual Consideration

11. Consider/Discuss/Action on calling a public hearing to amend Article 9.07 Tree Preservation.

Mr. Altobelli introduced the item. City staff is requesting that the Planning & Zoning Commission call a public hearing to allow Planning staff to present amendments at the next Planning & Zoning Commission meeting on July 6, 2023.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to call a public hearing. The vote was unanimous.

12. Consider/Discuss/Action on the White Rock Subdivision, Block A, Lots 1-5. Final Plat.

Ms. Mecke introduced the item. The applicant is requesting approval of a Final Plat with several variances to the requirements listed within the city's Subdivision Regulations. Ms. Mecke listed the following issues:

- The Final Plat does not dedicate street right-of-way.
- The property does not had adequate frontage on a proposed or existing street.
- The applicant has failed to provide evidence that 4 of the 5 proposed lots can each support a septic system.

Ms. Mecke also advised the Commission that the city's Fire Department has determined that there are impediments to public safety access and maneuverability.

Commissioner Nylec asked staff to clarify that there will be an issue with fire and the fire trucks if approved as the applicant has shown on the plat.

Ms. Mecke explained that the Fire Chief had provided a letter which explained his concern regarding fire trucks accessing these properties.

Commissioner Hermann asked if this request was for annexation and approval of the plat.

Ms. Mecke advised no. This was just a request for approval of a Final Plat but the property will remain in the ETJ.

A motion was made by Commissioner Walden to deny the applicants request for approval due to the Final Plat not meeting the regulations set forth in Sec. 9.02.081, 9.02.087, and 9.02.090 of the Subdivision Regulations. The motion was seconded by Commissioner Nylec. The vote was unanimous.

13. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.0± acres located 370± feet east of U.S. Highway 75, 510± feet south of W. White Street from C-2 General Commercial to allow for the use of Self-Storage, mini-warehouse with modified development standards.

Mr. Altobelli advised the Commission that the applicant has requested that the public hearing be tabled and held open until the Thursday, July 6, 2023 Planning & Zoning Commission meeting while they continue to work through staff's comments and work with the neighboring property owners.

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

A motion was made by Chairwoman Patterson-Herndon to table and hold open the public hearing until the Thursday, July 6, 2023 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Blanscett. The vote was unanimous.

14. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9. Concept Plan.

Mr. Altobelli advised that this item was contingent on the zoning request and that it is recommended that the Commission take no action at this time.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to take no action on the applicants request for approval of the Concept Plan. The vote was unanimous.

15. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 2.4± acres located on the north side of W. White Street, 635± feet east of Ferguson Parkway from Planned Development (Ord. No. 709-2015), SF-E Single-Family Residential – Large Lot, & Planned Development (Ord. No. 673-2014) to C-1 Restricted Commercial to allow for an office, retail, and restaurant development.

Mrs. Tittle introduced the item. The applicant is requesting to rezone three tracts of land to C-1 Restricted Commercial zoning in order to allow for commercial uses.

Commissioner Hermann advised that the request was pretty straight forward and referenced the houses that were, at one time, on the specific tracts of land.

Mrs. Tittle explained that one parcel was originally part of the neighboring subdivision, the second parcel had trees and debris that has since been cleaned up, and the third parcel was just a vacant tract. The applicant owns all three and will eventually be platting into one for the commercial development.

The Public Hearing was opened at 7:24 p.m.

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

Commissioner Nylec asked if the existing building next door was the oil change business.

Mrs. Tittle responded yes.

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

16. Consider/Discuss/Action on The Shops at Avery Pointe, Block A, Lot 1. Concept Plan.

Mrs. Tittle introduced the item. The applicant is requesting approval of the Concept Plan associated with the zoning request, Item 15.

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

17. Conduct a Public Hearing/Consider/Discuss/Action on a request to establish zoning on 54.9± acres located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road to Planned Development to allow for a multiple-family residence, community center, private, and hotel development with modified development standards.

Ms. Mecke introduced the item. The applicant is requesting to establish zoning that would allow for a multifamily residence, private community center, and hotel development.

Commissioner Walden asked if a dam breach analysis had been performed.

Ms. Mecke advised that the applicant can answer that question during the public hearing.

The Public Hearing was opened at 7:31 p.m.

Mr. Mathias Haubert, the applicant's representative, gave a brief presentation regarding the request. Mr. Haubert also advised that the analysis is currently under way while they work with several entities to work the analysis.

Commissioner Walden asked for an approximation of how many individuals they were anticipating to hold in the banquet hall.

Mr. Haubert replied that he was not sure how many they could hold with the specified square footage.

Commissioner Walden asked if it was going to be accessible to the public as a rentable space.

Mr. Haubert explained that would be the intent.

Commissioner Walden asked why they were asking not to place fencing along the back property line.

Mr. Haubert explained that they might have some sort of screening, but it would not be a masonry type screening but more of an ornamental fence.

Commissioner Hermann asked if the alternative material for the parking of the private club would be gravel or some other type of material.

Mr. Haubert explained it could be gravel or it could be grass that it only parked on once and a while. The intent is that the specific area will not be routinely used.

Commissioner Walden asked if the banquet hall will have any alcohol sales.

Mr. Haubert said it was too early to say whether or not they were going to offer that.

Ms. Mecke advised that they still have to go through the City Secretary's office to obtain an alcohol permit.

The Public Hearing was closed at 7:43 p.m.

A motion was made by Commissioner Nylec, seconded by Commissioner Hermann to recommend approval of the zoning request with the additional stipulations listed in the staff report. The vote was unanimous.

18. Consider/Discuss/Action on The Preserve, Block A, Lot 1. Concept Plan.

Mrs. Mecke introduced the item. The applicant is requesting approval of the Concept Plan associated with the zoning request, Item 17.

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

19. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend a Planned Development (Ord. No. 860-2020) and establish the same zoning allowances on 2.53± acres located on the east side of future N. Standridge Boulevard, 705± feet south of W. Rosamond Parkway.

Ms. Mecke introduced the item. The applicant is requesting to establish zoning for two tracts of land and include it into an existing Planned Development (Ord. No. 860-2020). Ms. Mecke explained that these two tracts of land should have originally been part of the Planned Development but was missed during that request.

The Public Hearing was opened at 7:47 p.m.

The Public Hearing was closed at 7:48 p.m.

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

Before the close of the meeting, Chairwoman Patterson-Herndon wanted to thank Commissioner Ogan and Commissioner Wenzel for their years of service on the Planning & Zoning Commission.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 7:49 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle

Salena Tittle, Planner II