MINUTES
PLANNING AND ZONING COMMISSION
August 7, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on August 7, 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 Blanscet, and Staci Martin. Staff present were Lauren Mecke, Salena Tittle, and Interim Assistant City Manager, Greg Peters. Mayor Pro-Tem Lee Miller, Councilman Kevin Toten, and Councilman Pete Cain were also in attendance.

2. Invocation and Pledge of Allegiance

   Commissioner Blanscet 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 Blanscet made a request to pull Consent Item No. 6 for further discussion.

A motion was made by Commissioner Nylec, seconded by Commissioner Walden to recommend approval of consent items 5 & 7-26. The vote was unanimous.

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

6. Consider/Discuss/Action on the Anna Crossing, Phase 9, Final Plat. Applicant: Pulte Homes of Texas, LP.

7. Consider/Discuss/Action on the Anna High School #1 Addition, Block 1, Lot 1R, Revised Site Plan. Applicant: Anna ISD – Brad Duncan.

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

9. Consider/Discuss/Action on the Arden Park Phase 1, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

10. Consider/Discuss/Action on the Arden Park Phase 1, Block C, Lot 1X, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

11. Consider/Discuss/Action on the Avery Pointe Commercial, Block A, Lot 4, Revised Site Plan. Applicant: AG Anna RE Holdings, LLC.

12. Consider/Discuss/Action on the Boston Addition, Block A, Lot 1, Development Plat. Applicant: Donna M. Howe-Boston.

13. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Final Plat. Applicant: PC5 Properties, LLC.

14. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Site Plan. Applicant: PC5 Properties, LLC.

15. Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Final Plat. Applicant: Jefferson Finley, LLC (JPI).

16. Consider/Discuss/Action on the Jefferson at Anna Finley, Block A, Lot 1, Site Plan. Applicant: Jefferson Finley, LLC (JPI).

17. Consider/Discuss/Action on the Leonard Trails, Phase 1, Final Plat. Applicant: Qualico Developments.

18. Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Replat. Applicant: Anna Village Commercial LTD.

19. Consider/Discuss/Action on the One Anna Two Addition, Block B, Lot 1R, Site Plan. Applicant: Anna Village Commercial LTD.

20. Consider/Discuss/Action on the Quail Creek Run Place, Block A, Lots 4R, 5, & 6, Replat. Applicant: Laca Investment LLC.

21. Consider/Discuss/Action on the Riata 455, Block A, Lots 1 & 2, Preliminary Plat. Applicant: Yn, LLC.

22. Consider/Discuss/Action on the Skorburg Anna Ranch, Concept Plan. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.

23. Consider/Discuss/Action on the Skorburg Anna Ranch Addition, Preliminary Plat. Applicant: Lindo Apparel Inc & 335 Valley Two Inc.

24. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2A, Final Plat. Applicant: DR Horton-Texas LTD.

25. Consider/Discuss/Action on The Woods at Lindsey Place, Phase 2B, Final Plat. Applicant: DR Horton-Texas LTD.

26. Consider/Discuss/Action on the Wal-Mart Anna Addition, Block A, Lot 4, Revised Site Plan. Applicant: Chick-fil-A Inc.

Regarding Item 6, Commissioner Blanscet asked what the amenity center was going to be in the proposed subdivision.

Ms. Mecke advised that no decision has been made yet on the design of the amenity center or what it was going to include. Ms. Mecke also explained that the applicant acknowledges that they will have to go through the site plan review and approval process for the amenity center.

A motion was made by Commissioner Walden, seconded by Chairwoman Patterson-Herndon to recommend approval of Consent Item No. 6. The vote was unanimous.

Items for Individual Consideration

27. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 648-2014) on 12.2± acres located on the south side of Hackberry Drive, 160± feet east of U.S. Highway 75 to allow for Building Materials, Hardware (Indoors) with modified development standards.

Ms. Mecke introduced the item. The applicant is requesting to amend a Planned Development to allow for the use of Building Materials, Hardware (Indoors) with modified development standards on 12.2± acres.

The Public Hearing was opened at 7:05 p.m.

The applicant's representative, Jordan Corbitt, provided a brief presentation regarding the applicant's zoning request.

Commissioner Nylec asked where supply trucks would go to drop off new inventory.

Mr. Corbitt pulled the concept plan up on the screen and was able to show the area around the back of the building, where trucks would pull on to the site and drop off new inventory.

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

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

28. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13-17, Concept Plan.

Ms. Mecke introduced the item. The applicant is requesting approval of a Concept Plan that is associated with the zoning request, Item No. 27.

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

29. Consider/Discuss/Action on the Anna Town Center Addition, Block A, Lots 6R, 13-17, Preliminary Replat.

Ms. Mecke introduced the item. The applicant is requesting approval of a Preliminary Replat that is associated with the zoning request, Item No. 27.

A motion was made by Commissioner Martin, seconded by Commissioner Nylec to recommend approval of the Preliminary Replat. The vote was unanimous.

30. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 18.8± acres located at the northwest corner of N. Powell Parkway and Rosamond Parkway from Planned Development (Ord. No. 797-2018) to Planned Development to allow for a nonresidential and multiple-family residence development with modified development standards.

The Public Hearing was opened at 7:16 p.m.

Commissioner Hermann advised the Commission that he needed to recuse himself from the Public Hearing and Commission vote due to a conflict of interest.

Mrs. Tittle introduced the item. The applicant is requesting to rezone the property to Planned Development to allow for a nonresidential and multiple-family residential development with modified development standards.

The applicant, Britton Church, provided a brief presentation regarding the zoning request.

Commissioner Nylec asked if the rendering provided in the applicant's presentation was going to be the look of the finished product here in Anna.

Mr. Church explained that the picture used for his slideshow presentation is a picture of the finished product at another Texas location his company worked on. He used it as a reference to show what they are looking to do here.

Commissioner Walden expressed her concern for the applicant's request to reduce the one-bedroom unit parking down to one parking space per unit. Commissioner Walden provided the example of a couple that shares a one-bedroom unit, but both have vehicles. The concern is that the applicant is already under parking the development.

Mr. Church explained that they had run the numbers based on their other projects, provided that they are around 92% occupied. Mr. Church advised that would give them an 8% buffer. He also explained that the parking study that is done is based on parking distribution per building.

Commissioner Walden explained that she is a fan of compactors and a fan of valet trash service but wanted to know what the valet service would do with the daily trash if the compactor goes down for any reason.

Mr. Church advised that he has never had that issue come up but if it did in the future, they would have to address it from an operations standpoint.

Commissioner Walden expressed concerns with visibility, safety, and traffic concerns with the applicant's reduced setback requests.

Mr. Church explained that he would be responsible to building the two northern lanes of Rosamond with his development which would help with traffic concerns. Mr. Church said they could look into increasing the landscape buffer.

Commissioner Walden also expressed concerns for the adjacent residential subdivision and that the height of the apartments would still have the ability to look over into neighboring residences.

Commissioner Nylec asked the applicant if they manage the apartments as well.

Mr. Church advised that they have third party management companies that manage the apartment complexes.

Commissioner Blanscet explained to the applicant that he feels a much better use can be utilized at this location with it being a major intersection in the future. Commissioner Blanscet asked the applicant why this couldn't be more of a commercial/retail type development.

Mr. Church explained that the pad site layout and setbacks would create a situation where they wouldn't have enough parking given the unique curvature of the property itself.

Commissioner Blanscet asked what the rent cost would be for the apartments.

Mr. Church said it depends on the market. A rough estimate would be $1.75 / $1.85 a foot.

Commissioner Blanscet asked how many of the apartments were going to be Section 8 housing.

Mr. Church responded with none of them.

Commissioner Blanscet asked city staff what the plan was for putting a stop light at the intersection of Rosamond and N. Powell.

Interim Assistant City Manager, Greg Peters, explained to the Commission that the city has done traffic studies and unfortunately the numbers did not meet TXDOT's requirements to warrant a light. Mr. Peters then advised that with the recent additional homes built in the neighboring subdivision of Shadowbend and school back in session, he is confident that with another traffic study, they can get it approved through TXDOT.

Chairwoman Patterson-Herndon asked if the commercial component would share with the apartments in having the one trash compactor.

Mr. Church explained that the commercial component would have their own dumpsters for their site.

The Public Hearing was closed at 7:51 p.m.

Commissioner Nylec asked how this would set precedence on future requests and development within C-2 zoning if they voted to approve the request.

Ms. Mecke explained that the applicant's requests were specifically for their development.

A motion was made by Commissioner Blanscet, seconded by Commissioner Clemens to recommend denial of the zoning request. The motion passed with a 6-1 vote. Commissioner Nylec voted to deny the motion.

31. Consider/Discuss/Action on the Rosamond Village, Block A, Lot 1-2. Concept Plan.

Mrs. Tittle introduced the item. The applicant is requesting approval of a Concept Plan that is associated with the zoning request, Item No. 30.

A motion was made by Commissioner Walden, seconded by Commissioner Blanscet to recommend denial of the Concept Plan. The motion passed with a 6-1 vote. Commissioner Nylec voted to deny the motion.

32. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to repeal and replace the Zoning Ordinance.

The Public Hearing was opened at 7:55 p.m.

Ms. Mecke introduced the item. The request is to repeal and replace the current Zoning Ordinance. Ms. Mecke gave a little background history of the city's current Zoning Ordinance and introduced the third-party representatives from Freese & Nichols who have been working with staff to draft the city's newly proposed Zoning Ordinance.

Mr. Daniel Harrison with Freese & Nichols gave a brief presentation to explain the changes that have been made to the city's Zoning Ordinance.

The Public Hearing was closed at 8:19 p.m.

A motion was made by Commissioner Walden, seconded by Commissioner Martin to recommend approval on the request to repeal and replace the Zoning Ordinance. The vote was unanimous.

33. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone two vacant lots on 0.5± acre located at the southwest corner of W. Second Street and N. Riggins Street from SF-1 Single-Family Residential to Downtown (DT) District to allow for future development of a Health Club.

The Public Hearing was opened at 8:20 p.m.

Mrs. Tittle introduced the item. The applicant is requesting to rezone two vacant parcels to the Downtown Zoning District in order to allow for a future Health Club development.

Commissioner Hermann asked if there was a Site Plan associated with the request.

Mrs. Tittle advised not at this time because the applicant is still working on one.

David LaBlanc, representative from First Anna Church, filled out a speaker card indicating that he would like to speak in opposition to the zoning request. When Mr. LaBlanc's name was called to the podium he advised that he no longer wished to speak in opposition.

The Public Hearing was closed at 8:22 p.m.

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

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 8:24 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle

Salena Tittle, Planner II