**MINUTES**
**PLANNING AND ZONING COMMISSION**
**September 6, 2023**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on September 6, 2023, at the Municipal Complex located, 120 W. $7^{TH}$ Street, to consider the following items.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 6:00 pm.

   Commissioners present were Kelly Patterson-Herndon, Jessica Walden, Douglas Hermann, Michelle Clemens, David Nylec, Matt Blanscet, and Staci Martin. Staff present were Ross Altobelli, Lauren Mecke, and Interim Assistant City Manager, Greg Peters.

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

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of consent items 5-13. The vote was unanimous.

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

6. Consider/Discuss/Action on the 455/75 Business Addition, Block A, Lot 4R, Replat. Applicant: Shree Anna Realty Corp.

7. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 9R, Preliminary Replat. Applicant: Anna 31 Retail LP.

8. Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Final Plat. Applicant: 926 Powell Anna TX, LLC.

9. Consider/Discuss/Action on the Blacklock Storage, Block A, Lot 1, Site Plan. Applicant: 926 Powell Anna TX, LLC.

10. Consider/Discuss/Action on the Crystal Park, Phase 1, Final Plat. Applicant: Bloomfield Homes, LP.

11. Consider/Discuss/Action on the F.D. Hall Addition, Block A, Lot 1, Final Plat. Applicant: Frankie Dale Hall.

12. Consider/Discuss/Action on the Lorenzo Dow Hendricks Elementary Addition, Block A, Lot 1R, Replat. Applicant: Bloomfield Homes / Anacapri Laguna Azure, LLC.

13. Consider/Discuss/Action on the Lorenzo Dow Hendricks Elementary Addition, Block A, Lot 1R, Site Plan. Applicant: Bloomfield Homes / Anacapri Laguna Azure, LLC.

Items for Individual Consideration

14. Consider/Discuss/Action on the Coyote Meadows, Phase 2, Final Plat.

    Ms. Mecke Introduced the item. The applicant is requesting approval of a Final Plat with a waiver to the maximum length of a block or street segment. The applicant is showing a street length of approximately 70 feet longer than the maximum 1,200-foot allowance per the city's Subdivision Regulations. Ms. Mecke advised that after speaking with the Fire & Engineering Departments, neither department has any objection to the waiver request.

    A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Nylec to recommend approval of the Final Plat with the requested waiver from the 1,200-foot street length maximum. The vote was unanimous.

15. Consider/Discuss/Action on Text Amendments to Article 9.02 Subdivision Regulations and Article 9.05 Signs of the City of Anna Code of Ordinances.

    Mr. Altobelli introduced the item. City staff is requesting to amend Article 9.02 Subdivision Regulations and Article 9.05 Signs Regulations of the City of Anna Code of Ordinances. Mr. Altobelli introduced Freese and Nichols Consultant, Daniel Harrison, and Mr. Harrison's team.

    Mr. Daniel Harrison provided a brief presentation and a summary of the revised items within both the Subdivision and Signs Regulations.

    Commissioner Nylec and Chairwoman Patterson-Herndon asked for further clarification of the Neighborhood Point System outlined as one of the revised items.

    Ms. Mecke advised that prior to 2019, the city had a Neighborhood Design Committee that was created to beautify the city's neighborhoods. The system was designed for developers to achieve points based on certain amenities provided. Every single-family and two-family subdivision, when created, is required to have two points of access and receive points based off features they add to that specific subdivision. The point system provided by the developer, is reviewed and approved by staff to ensure they are meeting the high-quality intent of the neighborhood point system.

    Commissioner Martin asked staff if there are a minimum number of points that the city requires.

    Ms. Mecke stated that currently, there is a minimum of 35 points for 200 lots and an additional 5 points for every additional lot thereafter.

    Commissioner Patterson-Herndon asked if the point system was based off the size of the development.

Mr. Altobelli stated that currently right now there is a minimum threshold, however staff has modified that threshold so that once a development exceeds a certain amount, they would be required to add additional amenities due to the size of the development.

Commissioner Hermann referenced the amended Signs Regulations and advised that he noticed that murals are only allowed in the Downtown District. Commissioner Hermann also stated that he has seen areas where murals are placed in a mixed-use development, where you can take a parking garage that's just a big concrete structure and turn it into something more appealing. Commissioner Hermann asked staff what their thought was behind only allowing it in the Downtown District.

Mr. Harrison stated that the consensus amongst the team was that the Downtown District is the most appropriate place for these types of signs.

Commissioner Hermann stated that he would like to explore the option of expanding that to mixed use as it could create a place where people enjoy gathering.

Mr. Altobelli stated that City Council would be the ultimate authority to modify signage regulations if a request is made by an applicant to allow murals within a different zoning district.

Commissioner Clemens asked if the modification to detached sign regulations was for existing buildings or just new buildings.

Mr. Harrison confirmed that this only applies to new buildings. He further explained that if an existing building did not conform to the new regulations, it would be a legal non-conforming sign which means it does not meet current standards of the sign regulations but would be allowed to continue.

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

16. Conduct a Public Hearing/Consider/Discuss/Action on amendments to the Master Thoroughfare Plan of the Anna 2050 Comprehensive Plan.

Mr. Peters introduced the item and outlined some minor changes made to the Master Thoroughfare Plan due to safety reasons and adjustment to the growth seen within the city.

The Public Hearing was opened at 6:32 pm.

The Public Hearing was closed at 6:32 pm.

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

17. Discussion on proposed changes to the Water Master Plan and Wastewater Master Plan.

Mr. Peters introduced the item. City staff is proposing minor modifications to the Water Master Plan and Wastewater Master Plan to accommodate phasing related to the Grayson and Shirley Pump Stations, and minor line size changes. Modifications also include a new basin to the Sewer Wastewater Master Plan to accommodate the growth and provide the most cost-effective way to meet demand.

Chairwoman Patterson-Herndon stated that she could see there are lift stations on the west side of Hwy 75 and that they are right next to each other. She also explained that there is also a lift station for the existing Camden Parc with the new Coyote Meadows coming, but that those are a little farther apart. Chairwoman Patterson-Herndon asked if they work in unison this way.

Mr. Peters responded that the lift stations at FM 455 and Hwy 75 are two small existing lift stations that have been there for a long time. Eventually, the goal is for those to come offline completely. Currently, the QT and truck stop are sewered into that as well and the Caliber Collision that just opened. Mr. Peters advised the Commission that a lot of that infrastructure will go away when the Hurricane Creek Sewer Line B and the wastewater treatment plant all come online. Mr. Peters explained that the reason they are so close together is because the existing station prior to QT being built was not large enough to handle both businesses.

Commissioner Walden asked if Mr. Peters could go back to the Master Water Plan slide on his presentation, and ask if the stations highlighted in red were all coming online at a future date? And if so, how was that calculated.

Mr. Peters responded that they have a water model and that they run two different scenarios to meet TCEQ requirements. He further detailed that they look at the requirement for elevated storage versus pumping capacity with ground storage to see what is needed to have at a given growth.

Commissioner Walden asked about the current impact fees and, with the changes to the Water and Wastewater Master Plan, would we expect to see any increases or decreases to the fees? If so, how far out are we going to see that.

Mr. Peters responded that they had just done a water, sewer, and roadway impact study last year. Typically, these studies are done every 5 years based on state law but are presumed to be back sooner than that with the growth and cost. Mr. Peters said that he does expect that in the next budget year and every year there after it will be a strong consideration until prices flatline, or development flattens out a little bit.

Chairwoman Patterson-Herndon asked if the numerical order shown on his exhibit was going to be the numerical order that they are built.

Mr. Peters responded yes and said that is the idea behind it. They are numbered in the order of importance based on what the water model shows for development.

There were no further questions from the Commission.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Blanscet to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:49 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle

Salena Tittle, Planner II