

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

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on November 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 6:00 pm.

Commissioners present were Kelly Patterson-Herndon, Jessica Walden, David Nylec, Matt Blanscet, and Staci Martin. Commissioners Douglas Hermann and Michelle Clemens were absent. Staff present were Ross Altobelli, Lauren Mecke, Salena Tittle, and Assistant City Manager, Greg Peters. Also in attendance were Mayor Pro-Tem, Lee Miller and Councilman Pete Cain.

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 5-14. The vote was unanimous.

5. Approve minutes of the October 2, 2023 Planning & Zoning Commission Meeting.
6. Approve a Resolution regarding the Anna Crossing, Phase 10, Preliminary Plat. Applicant: Kendall Hamrick/Pulte Homes of Texas, LP
7. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 3, Preliminary Site Plan. Applicant: Anna ISD
8. Approve a Resolution regarding the Dreamville Anna, Block A, Lot 1, Final Plat. Applicant: Alvin Johnson/HHF Dreamville Anna, LLC
9. Approve a Resolution regarding the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson/HHF Dreamville Anna, LLC
10. Approve a Resolution regarding the Grey Addition, Block A, Lot 1, Final Plat. Applicant: Daniel Grey

11. Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Preliminary Replat. Applicant: California Orange Textile LLC
12. Approve a Resolution regarding the Lakeview Estates Commercial, Block A, Lot 1, Preliminary Site Plan. Applicant: California Orange Textile LLC
13. Approve a Resolution regarding the Leonard Avenue Extension, Final Plat. Applicant: Harlan Properties, Inc.
14. Approve a Resolution regarding the Meadow Vista, Phase 1, Block D, Lots 1X & 2X, Site Plan. Applicant: Bloomfield Homes, LP

Items for Individual Consideration

15. Consider/Discuss/Action on the Cedar Ridge Estates, Phase 2, Preliminary Plat. Applicant: Saginaw 106 LTD

Ms. Mecke introduced the item. The applicant is requesting a waiver from the new minimum cul-de-sac length of 400 feet and proposing 356 feet, 44 feet short of the requirement. The applicant is also requesting a variance for the minimum lot depth and minimum lot area for several lots. The Planning & Zoning Commission nor Council have jurisdiction to approve a variance unless its part of a zoning request. This request has gone before the Board of Adjustments however the applicant requested to table the variance request to see if they could modify the area of some of the lots. Planning recommends approval subject to City Council approval of the waiver request, Board of Adjustments granting the variance and subject to additions and/or alterations to the engineering plans required by the Public Works Department.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Walden to recommend approval of the Preliminary Plat. The vote was Unanimous.

16. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 333-2021 & Ordinance No. 323-2007 on 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of Leonard Avenue (CR 422) and E. Foster Crossing Road (CR421).

The Public Hearing opened at 6:05 p.m.

Ms. Mecke introduced the item. Based on an adjacent development's proposed park land dedication, the Parks Advisory Board only recommended approval of one of the proposed park land dedication sites within this development. Following the Parks Advisory Board recommendation, the applicant is required to update the Planned Development language and is proposing additional amendments including reflecting the newly adopted zoning language and providing additional landscape buffer and tree stipulations. Staff received six letters in opposition.

Commissioner Walden questioned what was to be built in Block E of the far southeast corner as shown on the Site Plan of the adjacent development.

Ms. Mecke stated that the property is designated for other municipal projects, potentially a fire station. She continued by saying that the laws are very strict when it comes to parkland dedication. If the property is dedicated to parks it must be parks but stated the developer specifically cut out a smaller tract of land for future municipal services.

Chairwoman Patterson-Herndon asked Ms. Mecke to please pull up the slide that shows the previous Concept Plan approved by the Parks Board. She pointed out that at the bottom of the plan you have a 19.4, C-2 acre tract but asked if what is being recommended is for 21.5 acres and for the multi-family being reduced from 31.8 down to 26.2 with the addition of C-2 in the top left corner facing Leonard Avenue. She asked if these are these the requested reductions?

Ms. Mecke stated that is correct.

Chairwoman Patterson-Herndon stated that she noticed the previously approved amenity center had disappeared from the plan.

Ms. Mecke stated that when Phase 1 was built, they built their own amenity center. Phases 2 and 3 will not be part of the same HOA so when it was redesigned, the applicant increased the size within the town homes section of the amenity center.

The applicant's representative, Mr. Jaison Stephen with LJA Engineering, stated that he had been working with staff on the updated zoning and ask for the Commissioners approval.

Chairwoman Kelly Patterson-Herndon asked if Mr. Stephen could explain the changes specifically, as it pertains to the landscape request.

Mr. Stephen explained that all of the landscaping is going to match what is required in the base zoning. He further stated that should the C-2 property adjacent to the Outer Loop and multi-family be turned into Industrial, a buffer and landscaping would be required. He further explained that they would also be putting a 20-foot landscape buffer with canopy trees, staggered every 25 feet, or they would plant evergreens every couple of feet along with canopy trees every 50 feet.

Ms. Mecke stated that the Commission would notice in the multi-family section that it's reducing the Buffer from 60 to 20 feet, which is still above and beyond what is required in the zoning ordinance. Typically, when non-commercial or multifamily developments are adjacent to single-family uses, including town homes, it's a 10-foot landscape buffer. This is an increase from the current zoning. Under the old zoning ordinance, there was a requirement for a 60-foot building setback and there was a vegetative buffer in the 2021 zoning. This was reduced to 20 feet instead of 10 feet.

Commissioner Blanscet asked if Leonard Avenue would be increased from a 2-lane to a 4-lane highway when Phase 2 is constructed.

Ms. Mecke stated that they will be required to construct the additional two lanes. She also explained that south of Foster Crossing is a CIP project that will most likely begin soon. Ms. Mecke stated that typically when a development occurs, the developer is required to build their frontage of the new road and in this case, it was bumped up as a priority.

Commissioner Blanscet asked if there were plans to add a signal at this intersection due to the growth and the schools in the area.

Mr. Altobelli stated that studies would be needed to see how much traffic is going through the area and that at a minimum it would be a 4-way stop. However, it would be based on the traffic and how fast that area grows.

Chairwoman Patterson-Herndon asked how far out that was.

Mr. Altobelli mentioned that this would all be based on growth.

Commissioner Nylec asked if by chance the applicant knew what was going on in the C-2 zoning area.

Mr. Stephen said at this time they do not, but it could be anything from a strip mall for retail uses to an office or entertainment.

Chairwoman Patterson-Herndon said it looks like the consensus amongst those in opposition is the decrease of the landscape buffer between single-family and multi-family.

Ms. Mecke explained most of the comments received were regarding reducing the vegetative buffer from 60 to 20 feet as well as the fencing along Leonard Avenue.

Chairwoman Patterson-Herndon stated that the requirement are 10 feet so 20 feet is still generous. She asked where the 60 feet came from?

Ms. Mecke explained that what they proposed is unique. The applicant is proposing the town homes have a 10-foot landscape buffer that would have 1 tree per 40 linear feet and then if developed as multifamily they would have a 20-foot landscape buffer that also has 1 tree per 40 linear feet. Currently outside of Anna Ranch, the requirement is a 10-foot landscape buffer with 1 tree per 40 linear feet.

Chairwoman Patterson-Herndon asked what is the issue with the fencing?

Ms. Mecke explained that there were concerns about the wood fencing along Leonard Avenue that is currently permitted in the 2021 Planned Development Ordinance. Some of the comments were that the neighbors would prefer masonry walls.

Chairwoman Patterson-Herndon asked if the applicant would be opposed to doing masonry walls?

Mr. Stephen said he would have to check with the owner of the property on that.

Mr. Altobelli stated that when the initial zoning came in, if you looked at Anna Town Square, most of the screening along the major thoroughfare was wrought iron.

Chairwoman Patterson-Herndon questioned if the multi-family being reduced from 31.8 acres to 26.2 acres were to decide to put a 4-story apartment building and if so, what would the buffer be?

Mr. Altobelli stated that it would be 70 feet and that it would be the building setback.

Commissioner Walden asked if it was mentioned to do board-on-board fencing and if the developer will be using this?

Mr. Altobelli responded that along the major thoroughfare it will be wood fencing with masonry columns for the residential component but didn't believe it would go all the way down Collin County Outer Loop.

Commissioner Walden said when reading the opposition letters, it seems as though the housing is not even getting that.

Mr. Altobelli stated that was correct and that when the initial zoning came in, staff wanted to ensure we were creating additional buffers to preserve the neighborhood from Leonard Avenue and East Foster Crossing. He further explained that East Foster Crossing is not a divided road and that it will be a 4-lane undivided highway.

Commissioner Martin asked what is between the single-family and the multi-family?

Mr. Altobelli responded that anytime you have residential and multi-family they are required to provide

some type of buffering before it used to be masonry everywhere, whereas now there are options of an irrigated living screen that is dense, a combination of both, a wrought iron and irrigated living screen as well as board-on-board and irrigated living screen but stated there will always be some type of living barrier.

Commissioner Martin asked what the distance requirement is.

Mr. Altobelli said as it relates to the single-family, typically you have the 20-foot setback but this all depends on the size and height of the building.

The Public Hearing was closed at 6:24 p.m.

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

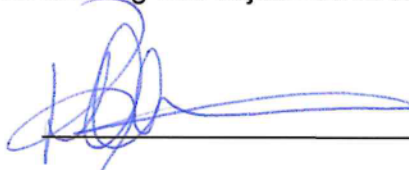
17. Consider/Discuss/Action on the Anna Ranch, Phases 2, 3, Commercial, Multifamily, & Industrial, Revised Concept Plan.

Ms. Mecke Introduced the item. This is the revised Concept Plan that goes along with the zoning case and is recommended for approval subject to City Council approval of the zoning request.

A motion was made by Commissioner Nylec, seconded by Commissioner Martin to recommend approval of the Revised Concept Plan. The vote was unanimous.

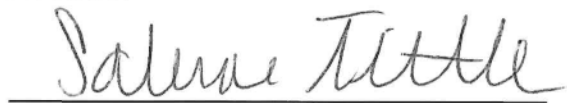
Adjourn

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 6:26 p.m.



Chairwoman Kelly Patterson-Herndon

ATTEST:



Salena Tittle, Planner II