MINUTES
PLANNING AND ZONING COMMISSION
September 1, 2020

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on September 1, 2020, at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 7:08 p.m.

   Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Brent Thomas, and Nick Rubits. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, Kevin Johnson. City Attorney, David Overcash was present via speakerphone.

2. Invocation and Pledge of Allegiance

   Commissioner Thomas 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 citizen comments.

4. Location Map

5. Consider/Discuss/Action on a recommendation regarding the White Oaks Addition Block A, Lot 1-5 Final Plat. Applicant: Tyler Rank.

   Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Final Plat creating 5 lots and is located in the ETJ. It is recommended for approval subject to the addition of language from the on-site sewage facility review by Collin County Development Services.

   Commissioner Henke clarified with staff that the applicant was intending to divide the land into 5 lots.

   A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the final plat subject to the on-site sewage facility review by Collin County Development Services. The vote was unanimous.

6. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek Revised Preliminary Plat. Applicant: Jay Reissig

   Ms. Mecke gave a brief presentation and answered questions from the Commission. The purpose of this plat is to realign the roads in order to submit the project to the north. It is recommended for approval as submitted.

Commissioner Barton questioned if it was just two roads being altered.

Commissioner Ussery asked, as well, if lots were being changed.

Ms. Mecke responded that some lots were reconfigured.

Marc Paquette, 11000 Frisco St, Frisco, TX, Peloton Land Solutions, was present to respond as the applicant. He explained that the revision was in order to line up streets for better connection. Some configurations have been changed to do this, but none of the area that is part of a recorded plat is being modified.

Commissioner Rubits asked if there was anticipation that any of the lots changed would create future variance requests.

Mr. Altobelli answered that none would be created.

A motion was made by Commissioner Thomas seconded by Commissioner Rubits to recommend approval of the revised preliminary plat. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek- North Preliminary Plat. Applicant: Jay Reissig.

Ms. Mecke gave a brief presentation and answered questions from the Commission. This submittal is for a new subdivision. The request includes two waivers, one for overlength streets and one for cul-de-sac length in excess of 600 ft. Staff is in support of the overlength street requirement waiver and are seeking commission guidance on the points system of the Neighborhood Design Guidelines.

Mr. Altobelli added that the Director of Public Works is concerned with the waiver for increased length and will work with developers during design and construction to introduce elements that will keep speed down. The developer will also work with the Fire Department to meet their requirements.

Chairman Tutson asked if the Neighborhood Design Guidelines' points system was not met would it hold up the platting process.

Mr. Altobelli clarified that at this time we are simply presenting to the council the evaluation and asking for input on how to handle the calculation and reporting of the system.

Commissioner Rubits clarified with staff that the points table present was filled out by Peloton Land Solution. He also questioned who validates that what they are saying is true.

Mr. Altobelli responded that staff will be able to validate during the site plan, landscape plan, and civils plans process.

Mr. Paquette added that the project has a development agreement already in place that covers the elements in the Design Guidelines, as well.

Commissioner Rubits expressed his concern with developers making promises they do not intend to follow through on.

Nathan Bryan was present as a City Council representative and stated that that was the purpose of the formation of the guidelines, to provide a way to enforce quality development.

Mr. Altobelli stated that staff was intending to make sure this form of calculating is what the Commission wants to see. It is only preliminary, and guarantees will follow.

Commission Barton added that he did not have a problem with the street length waivers. He understood need to work with the floodplain. He stated that in his experience the most effective speed deterrent is alignment changes.

Mr. Paquette elaborated that between a curvilinear road and the natural topography the engineers will be able to control traffic speed.

Commissioner Barton asked applicants for the reasoning behind the cul-de-sac length waiver.

Mr. Paquette answered that the intend is to keep the topography as a natural as possible.

Commissioner Barton confirmed with staff that it is set forth in the ordinance that the Neighborhood Design Guidelines are check at the preliminary platting stage.

Chairman Tutson thanked staff for ensuring the points system was utilized.

A motion was made by Chairman Tutson seconded by Commissioner Henke to recommend approval of the preliminary plat to include the waiver requests. The vote was unanimous.

8. Consider/Discuss/Action to approve minutes of the August 3, 2020 Planning and Zoning Commission meeting.

The commission thanked staff for detailed minutes.

A motion was made by Commissioner Thomas seconded by Commissioner Tutson to approve the August 3,2020 Planning and Zoning Commission meeting minutes.

9. A) Conduct a public hearing regarding a request to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

The public hearing opened at 7:42 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the commission. The City of Anna adopted signage regulations on January 9, 2001 (Ord. No. 2001-01). On March 11, 2008 the City Council amended the sign ordinance and zoning ordinance (Ord. No. 370-2008) by eliminating the Sign Board and amending the duties of the Board of Adjustments to hear all appeals or variances to the sign regulations. Included within both ordinances was language that gave final authority to City Council on all signage related variance requests. When the City of Anna Ordinances were recodified later in 2008 that section/language which gave City Council final authority and review of signage variance requests was not included. The intent of the ordinance amendment is to give the City Council exclusive authority to hear appeals and variances on all sign issues.

Commissioner Thomas asked if City Council wants to be a part of this process.

Mr. Altobelli responded that staff is aware that signage is going to be changed on Hwy 75. Council wants to see these request and have an input in the decision to ensure the vision of the City is being met.

Commissioner Henke questioned why we are going from one extreme to the other, from the Board of Adjustments only to City Council only. It should be a two-step process.

Commissioner Ussery added that he'd like to be able to discuss this at Planning & Zoning.

Mr. Altobelli clarified that P&Z would be able to evaluate a signage request if it is brought forward as part of site plan or planned development.

Commissioner Barton elaborated that that he spoke with staff and the City Attorney and confirmed that signage does not have to be a zoning issue. A sign can be a part of a Planned Development and then it will go through P&Z and City Council. If it is a variance the final say currently is the BOA. Presenting the sign variances before council will eliminate grey area.

Commissioner Rubits clarified with staff and Commissioner Barton that the Board of Adjustments is to determine if a hardship would be imposed if zoning was enforced.

Commissioner Barton stated that he likes the revisions as staff has presented it.

Commissioner Henke asked staff what happened to the sign board.

Staff responded that at the time there most likely wasn't enough requests.

The public hearing closed at 7:57 p.m.

B) Consider/ Discuss/Action on a recommendation regarding a request to amend Article 9.04 Zoning Ordinance and Article 9.05 Signs of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances in order to amend regulations pertaining to sign variances.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the text amendment in accoradance with the language that was presented in the September 1, 2020 packet. The vote was unanimous.

10. Adjourn

A motion was made by Commissioner Ussery seconded by Commissioner Rubits to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:59 p.m.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: