

**MINUTES
PLANNING AND ZONING COMMISSION
November 2, 2020**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on November 2, 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 7:02 p.m.

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Nick Rubits, Brent Thomas, and Latoya Grady. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, Kevin Johnson, Ray Isom, Jim Proce, and Clark McCoy via Zoom.

2. Invocation and Pledge of Allegiance

Commissioner Barton 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.

Chairman Tutson reminded the gentlemen in the room to schedule regular health screenings.

4. Location Map

Consent Items

- 5. Consider/Discuss/Action to approve minutes of the October 5, 2020 Planning and Zoning Commission meeting.
- 6. Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 1R and 2, Replat. Applicant: Spiars Engineering
- 7. Consider/Discuss/Action on a recommendation regarding the Jonic Addition, Block A, Lot 1 Minor Plat. Applicant: John Hendricks

A motion was made by Commissioner Barton seconded by Commissioner Grady to recommend approval of consent items 5, 6, and 7. The vote was unanimous.

- 11. A) Conduct a public hearing to consider public comment regarding the West Crossing Phase 11, Block KK, Lots 23R and 25R, and Block MM, Lot 28R, Replat. Applicant: Jim Douglas

Mr. Altobelli gave a brief presentation and answered questions from the council. The purpose of this lot is to combine lots 28 and 29X, add a 10ft utility easement along the back of 28R, and add

a 5ft drainage easement along 23R and 25R. This is a residential replat and therefore requires a public hearing. It is recommended for approval as submitted.

The public hearing opened at 7:07 p.m.

Jim Douglas with Douglas Properties, 2309 Avenue K, Suite 100, Plano, TX, stated that this is clean up item, the final plat has already been filed, and there has been a final walk through.

Commissioner Barton asked what was lot 29X originally for.

Mr. Douglas responded that it was a 15ft strip of land alongside the lot in the anticipation that they would need a utility easement.

The public hearing closed at 7:09 p.m.

B) Consider/Discuss/Action on a recommendation regarding the West Crossing Phase 11, Block KK, Lots 23R and 25R, and Block MM, Lot 28R, Replat.

A motion was made by Commissioner Grady seconded by Commissioner Ussery to recommend approval of the replat. The vote was unanimous.

8. A) Resume a public hearing to consider public comments to rezone 275± acres located at the northwest corner and southwest corner of future Rosamond Parkway and future Ferguson Parkway from AG Agricultural District to Planned Development-Multi-Use (PD-MU). The planned development district will include Restricted Commercial (C-1), General Commercial (C-2), Multiple-Family Residential - High Density (MF-2), Single Family Residence-72 (SF-72), Single Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Single-Family Townhome District (SF-TH). Applicant: David Booth, DR Horton

The public hearing resumed at 7:12 p.m.

Commissioner Rubits arrived at 7:14 p.m.

Mr. Altobelli gave a brief presentation and answered questions from the commission. The applicant is proposing a mixed-use plan. The future land use maps designate the area as Commercial and Employment District. The request is not in conformance with the land use map however, at the time it was created it did not consider the Mantua project that will be adjacent to this development. The applicant is proposing a SF-72 product in response to the commission's concerns that the developer provide larger product for people to grow into. They are proposing a three-story town home product that will create a buffer. They have removed the two-family product and removed the stipulation that would reduce the corner lot setback.

Requested stipulations include 5' reduced rear yard setback, 15% increase in lot coverage for SF-72, 5% increase in lot coverage for SF-60 and SF-TH, and 2-story MF-2 height limitation within 100 feet of single & townhome zoning. Automobile and related uses and a majority of transportation, utility and communication uses will be prohibited in C-1 zoning. They are also proposing 8ft hike and bike trail, preserving existing tree lines and have included a stipulation for a private amenity center that would be a requirement as part of the zoning, as well as berms and planning between the single family and multifamily for added buffer. The commissioners expressed a concern about the need for a school. Staff spoke with Anna ISD and identified a location that would be a future school site, when and if needed. Because of the Mantua zoning, this design will provide a buffer between single-family and commercial, as well as, a neighborhood where you can grow in.

Jeff Miles, 802 North Keeley Avenue, Lewisville, TX noted that D.R. Horton took the comments from last meeting and made a real effort to address everyone's concerns. This plan has almost 49 acres of park or open space. We feel with the product mix and open space we are providing a nice development for everyone. We are committed to work with the City to get Rosemond built from HWY 75 over to the high school.

Commissioner Henke ask if the detention pond would always have water.

Mr. Miles responded that yes, they build wet ponds. The water level will simply go up if there is rain.

Commissioner Grady stated that she like the updated plan.

Commissioner Barton asked about the meaning of lots labeled with a X.

Mr. Altobelli responded that these are HOA common areas.

Commissioner Barton stated his concern about on street parking.

Commissioner Rubits asked if the Fire Department had any concerns with the height of the multifamily product and if the underbrush would be cleared on the park land.

Mr. Altobelli responded that we require a wider fire lane to accommodate for the added height and a stipulation has been included that will require cleaning of the underbrush of the treed area.

Commissioner Ussery asked how many patio homes would be built, their size, and price point.

D.R. Horton representatives responded that there would be 375, the average size would be 2,100 to 2,200 square feet, and prices will be dictated by the market.

Mr. Altobelli added that the minimum size allowed by ordinance for townhomes is 1,200 square feet.

Chairman Tutson noted his concern with the width of the streets and providing emergency vehicles adequate access.

Chief Raymond Isom was present and responded, along with planning staff, that the roads meet City requirements.

Russell Harlow, 1620 Gentleway Prosper, TX 75078, the property owner, provided a historical account of his family's involvement in the City. His family intends for D.R. Horton to collaborate with the City and see the development as an improvement that will benefit the entire City.

Chairman Tutson added that he appreciated D.R. Horton listening to the commission's concerns and applying them to updating the plan.

Commissioner Thomas thanked the applicant as well for making the changes and meeting the spirit of the agreement with the Harlow family.

The representatives for D.R. Horton thanked Mr. Altobelli for being very responsive throughout the process.

Commissioner Thomas summarized an anonymous letter submitted by an Anna Citizen and asked that it be entered into the public record (EXHIBIT 1).

The public hearing closed at 7:58 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 275± acres from AG Agricultural District to Planned Development-Multi-Use (PD-MU).

A motion was made by Commissioner Henke seconded by Commissioner Thomas to recommend approval of the request to rezone. The vote passed 6 to 1 with Commissioner Ussery voting no.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Woods at Lindsey Place, associated with the rezoning request.

A motion was made by Commissioner Thomas seconded by Commissioner Henke to recommend approval of the concept plan. The vote passed 6 to 1 with Commissioner Ussery voting no.

9. A) Resume a public hearing to consider public comments to rezone 370± acres located on the west side of future Standridge Boulevard, 662± feet north of West White Street (FM 455) Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z). Applicant: Peloton Land Solutions

Mr. Altobelli provided a brief presentation and answered questions from the commission. The applicant is asking to amend the existing zoning to modify the location and development standards of the allowed land uses granted by the existing zoning. The property is currently undeveloped, except for phase 1. The current zoning was adopted in 2015 to create one master planned development. Centurion American has submitted a new overall concept plan for the Villages of Hurricane Creek and the Villages of Hurricane Creek – North. It showed an overall development plan with smaller lots. The proposed zoning would allow for smaller lots outside of phase one and allow for an increase of 229 single-family dwelling units. Under previous staff there was a location chosen for a fire station, however current staff believes that there is a more appropriate location along future Standridge Boulevard that would best serve the community. The applicant is proposing a school site on the property for when it is required. They are proposing an amphitheater, neighborhoods parks, interior trail system, and a large private amenity center. Staff is supportive of the zoning request because it meets the future land use map and comprehensive plan, however we are asking that the commission consider a stipulation that the application look at the best location for the future fire station.

Commissioner Ussery asked how many acres the school site is.

Mr. Altobelli responded that is 14 acres with roughly 12 acres of upland.

The public hearing opened at 8:08 p.m.

Sean Terry, 800 Valley View Lane, Farmers Branch, TX, we started this project when it was zoned for all 50ft lots, we worked with staff originally to come up with bigger lot sizes. It took almost two years to get easements. We found out that we were having a hard time getting builders to sign up for the project because of the larger lot sizes. We were able to acquire more land with frontage on Highway 75. We discussed the fire station site with previous staff, and they chose that location. We can look to increase the site but if we move it we will lose many lots. We determined that we still

want to bring the larger lot sizes now, but we need to include the smaller lots as well to incentivize home builders. We feel that this design will create a true mixed-use development, where people can move through different home sizes. Centurion American has done the Riverwalk in Flower Mound and the Statler Hotel and Collin Creek hotel and own restaurants that we can bring to Anna. We are proposing 883 lots, an amenity center, hike and bike trail, and amphitheater. We are donating land for the school site and will have a nice water feature with a soil conservation lake. The rail system will have connectivity throughout the development. We are bringing three new home building companies for this project: New Synergy Homes, Beazer Homes, and First Texas Homes. It will bring a new mix of product to Anna. Our lowest priced town home will be around 245,00 and I don't see much product being under 285,000. Top end product could be 600,000 to 800,000. We've work with staff to make sure we are bringing our best product.

Commissioner Grady thought it was a beautiful presentation that made a lot of sense and will bring diversity to Anna.

Chairman Tutson mentioned that he was excited to see this come to fruition.

Councilman Bryan made a statement that he first knew about the land purchase in 2014 and that's when discussion began. We are here with new staff and management and the design is much better and something to be excited for.

Mr. Altobelli clarified for the commission that staff did not have background on previous zoning request and what they are proposing is a pretty substantial change, but the applicant has worked well with the City and the school to meet the standards.

Mr. Terry commented that the zoning in 2014 made sense then because people were wanting more county larger lots, but the ideas have changed.

Commissioner Ussery commented that from now on we will have all the records in check and documented correctly.

Chairman Tutson question staff if they would be comfortable with the commission approving the concept plan.

Mr. Altobelli responded that the fire station location has been platted but we see the ability to relocated to a better location. We recommend that it be considered, and it can be handled during the platting stage.

Chairman Tutson asked the applicant that if the commissioner decided to table the concept plan would it hinder you in any way.

Mr. Terry responded that it would. We have some building contracts relying on zoning.

Mr. Altobelli added there is no need to table the concept plan. The recommendation could be as simple as the commission stipulating that the applicant meet with the fire department to discuss location.

Chief Isom added that the fire department would prefer the station to be on Standridge to have direct access to the highway and be more central to the development. The lot is a little awkward shaped and can only fit a two bay. From a public safety perspective, we will need plenty of room for police officers, as well as, an area we can house our reserve equipment.

Commissioner Ussery asked how hard it would be for the developer to move the site.

Mr. Altobelli responded that the reduction to the amount of lots would be minimal. We must make sure the design works for all parties. We think they could pick up lots in the correct location. This is conceptual and additional work is needed.

Mr. Terry commented that they are willing to look at it and sit down with the Fire Chief to find something that can work.

Commissioner Barton commented that it makes sense to have the fire station on the east side of the development but wondered if there has been any discussion about development on the east side of Standridge, as it could make a good fit for a fire station.

Mr. Altobelli responded that we have not had any conversations with the property owner. The location that is being discussed is near Suzie lane, which would be opposite of the recently approved multi-family. This is the time to have this discussion about moving the fire station because we are amending the zoning.

The public hearing closed at 8:35 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 370± acres Planned Development 689-2015-Single-Family Residence (SF-84) to Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z).

Commissioner Barton clarified discrepancy in the staff write up and confirmed that the chart on page 10 represents the applicants request. He expressed his concern over corner lots having a 10ft side yard as opposed to a 15ft side yard and 10ft rear yards.

Mr. Altobelli responded that there is an SIA agreement for the north portion that has been approved by Council. They are matching those standards. These are minimums and doesn't mean they will do it.

The applicant added that all plans would be created that with the end user in mind. The builder will want to put as much back yard as they can for the home buyer. This allows for a patio or outdoor entertainment area. We are making the zoning identical to the north portion.

Commissioner Grady stated that she agreed that the most respectful thing to do, since this has already been in motion for so long, is to approve the zoning.

Commissioner Rubits asked Councilman Bryan for the history on the approval of the SIA on the north portion.

Councilman said that this was to spur west side development to make the area more diverse and provide options. It is a progressive type neighborhood for smaller homes with attractive amenities.

Commissioner Grady added that this sounds like it will be beautiful and is what I was looking for, and other are looking, for when moving to Anna.

Commissioner Rubits stated that we are being presented with smaller lots and more modifications. We are talking about a high percentage of lot coverage. You could have a patio with no cover all

the way to back of the yard. We have said multiple times that we don't want that, and I'm confused on what has changed.

Commissioner Henke responded that nothing has changed, they are proposing a wide variety of lot types. Lack of diversity in lot sizes was the main concern with other developments, this is consistent with what we just approved.

Mr. Altobelli responded that the lesser depth of 100 will be along curves or cul-de-sacs, the typical lot would be 110.

Commissioner Rubits added that he was concerned with the 20ft front yard setbacks.

A motion was made by Commissioner Grady seconded by Commissioner Henke to recommend approval of the concept plan. The vote passed 6 to 1 with Commissioner Rubits voting no.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, The Villages of Hurricane Creek, associated with the rezoning request. The vote passed 6 to 1 with Commissioner Rubits voting no.

A motion was made by Commissioner Grady seconded by Commissioner Thomas to recommend approval of the site plan with the stipulation that they have a conversation with the fire department to best accommodate their needs.

10. A) Conduct a public hearing to consider public comments to rezone 16.2± acres located at the southwest corner of US HWY 75 and CR 370 (Future Rosemond Pkwy) from SF-E Single Family Residential-Large Lot to C-2 General Commercial. Applicant: Dwayne Zinn, Cross Engineering

Mr. Altobelli gave a brief presentation and answered questions from the commission. The request is to rezone a tract of land on the frontage road, with Future Rosamond Parkway to the north. They are requesting to rezone to C-2, which allows for the most commercial uses. Staff is in support of the request.

Commissioner Barton confirmed that it is consistent with the master plan.

Commissioner Henke clarified with staff that the placeholder zoning, once land is annexed into the City is SF-E.

Commissioner Grady asked what type of commercial building would be going on the property.

Mr. Altobelli responded that we have had preliminary talks with the applicant and know that the owner is in the medical profession and will be keeping a tract of land for his offices.

Commissioner Barton confirmed that the surrounding lots had commercial zoning.

Commissioner Grady left Council Chambers at 8:58 p.m.

The public hearing opened at 8:59 p.m.

The public hearing closed at 9:00 p.m.

Commissioner Grady returned to Council Chamber at 9:00 p.m.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 16.2± acres located at the southwest corner of US HWY 75 and CR 370 (Future Rosemond Pkwy) from SF-E Single Family Residential-Large Lot to C-2 General Commercial.

A motion was made by Commissioner Thomas seconded by Commissioner Ussery recommend approval of the rezone. The vote was unanimous.

12. Adjourn

A motion was made by Commissioner Thomas seconded by Chairman Tutson to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:03p.m.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST 

From: [REDACTED]
Sent: Monday, November 2, 2020 9:17 AM
To: Lauren Mecke
Subject: Quality, affordable housing definitely needed in Anna, TX

Dear City of Anna Planning and Development Department and Anna City Council,

This letter is in regards to your City Council Meeting tonight at City Hall. My husband and I, along with many other citizens strongly believe Anna needs more affordable housing choices. There is a shortage of affordable starter homes, now for sale starting at around \$200,000 for a pre-owned home that usually needs multiple repairs. Those who oppose newly built affordable housing are Property Managers and landlords acting out of self-interest to control a monopoly market of sky-high, out of control and ever-rising home prices.

A diverse set of home buying options is needed in Anna. COVID19 has financially impacted many families and a quality home builder like D.R. Horton is stepping up to help more Anna residents live the American Dream of home ownership at more affordable prices. Let's not stop a good thing, providing diverse and better opportunities for our city and residents. This expansion also supports your strategic plan and vision by "Making Anna a Great Place to Live" and "Creating a Sustainable Anna Community through Planned, Managed Growth."

We're not worried about this affecting home values in subdivisions like Lakeview and West Crossing. We believe existing home values will hold at a reasonable rate, considering the square footage, upgrades and location of homes near the parks, which will add to their valuation.

Best regards,
City of Anna Residents