

MINUTES
PLANNING AND ZONING COMMISSION
May 3, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on April 5, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:03 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Donald Henke and Nick Rubits. Commissioners was absent Brent Thomas and Duane Hayes. Staff present was Ross Altobelli, Kevin Johnson, and Lauren Mecke. Councilmen present were Stan Carver.

2. Invocation and Pledge of Allegiance

Councilman Carver 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

Consent Items

A motion was made by Commissioner Grady, seconded by Commissioner Henke to recommend approval of consent items 5 through 10 and 12 through 16. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the April 5, 2021 Joint Planning & Zoning Commission, Economic Development Corporation, and Community Development Corporation meeting.

6. Consider/Discuss/Action to approve minutes of the April 1, 2021 Planning & Zoning Commission Meeting.

7. Consider/Discuss/Action on a recommendation regarding the R. D. Brown Addition, Block A, Lot 1, Development Plat. Applicant: Richard Brown Jr.

8. Consider/Discuss/Action on a recommendation regarding the Feagan Estates, Block A, Lot 1, Development Plat. Applicant: Carrie & Robert Feagan

9. Consider/Discuss/Action on a recommendation regarding the Godinez Estates, Block A, Lot 1, Development Plat. Applicant: Evaristo Godinez

10. Consider/Discuss/Action on a recommendation regarding the Janis Addition, Block A, Lot 1, Development Plat. Applicant: Jay & Irene Janis

11. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Final Plat. Applicant: Anna Village Residential LTD

Mr. Altobelli informed the Commission that the applicant provided a request to table this item along with item 18. Staff requested it be considered concurrently with item 18.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to table the final plat to the June 1, 2021 Planning & Zoning Commission meeting. The vote was unanimous.

12. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Final Plat. Applicant: One Anna Two LTD & QT South LLC
13. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Site Plan. Applicant: One Anna Two LTD & QT South LLC
14. Consider/Discuss/Action on a recommendation regarding the Shadowbend, Phase 1, Block G, Lot 1X, Site Plan. Applicant: LGI Homes – Texas LLC
15. Consider/Discuss/Action on a recommendation regarding the Sweet Cow Addition, Preliminary Plat. Applicant: Kenneth O'Neal & Kathyene Boring
16. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Preliminary Plat. Applicant: Anna 21 LLC

Items for Individual Consideration

17. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the Anna Crossing, Phase 4B, Block C, Lots 15R, 20R and 21R, Replat. Applicant: DR Horton – Texas LTD & ATC Hayslett Lot Venture LTD

Mr. Altobelli provided a brief presentation.

The Public Hearing was opens at 7:08 p.m.

Commissioner Henke asked about the purpose of the maintenance easement. Mr. Altobelli explained that the maintenance easement allows someone to access private property for the purpose of fixing a wall. City staff recommend to developers to dedicate retaining walls over 4 feet in height to be owned and maintained by a Homeowner's Association due to the cost associated with fixing them in the future is difficult for a typical homeowner.

The Public Hearing was closed at 7:11 p.m.

A motion was made by Commissioner Henke, seconded by Commissioner Rubits to recommend approval of the replat. The vote was unanimous.

18. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Site Plan. Applicant: Anna Village Residential LTD

Mr. Altobelli provided a brief presentation. The applicant submitted a request to table in order to refine the site plan and final plat (item 11).

Commissioner Henke asked about the layout looking different from the concept plan. Mr. Altobelli stated that it is very familiar to the concept plan.

Commissioner Grady asked about the covered parking since it was a contentious topic at a previous meeting. Mr. Altobelli stated that staff is working with the City Attorney and the applicant to address the concern.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to table the site plan to the June 1, 2021 Planning & Zoning Commission meeting. The vote was unanimous.

19. Consider/Discuss/Action on direction to staff.

Ms. Mecke and Mr. Altobelli provided a brief presentation to the Commission regarding conflicting information for attached accessory structures and confusion for the Anna Crossing (also known as Anna Town Square) Planned Development Zoning to seek the Commission's direction.

Commissioner Henke asked how many Ordinances there had been. Mr. Altobelli and Ms. Mecke stated that it started with one ordinance and that as land was added or a section modified, the ordinances were never consolidated.

Mr. Altobelli stated that staff is looking for direction to:

- 1) Modify the attached accessory structure regulations citywide; and
- 2) Consolidate all of the ordinances for the Anna Crossing Planned Development Zoning into one ordinance without modifications.

Chairman Tutson stated this has been modified many times over the years.

Mr. Altobelli clarified the process for modifications to the zoning requires a call for public hearing from either the Planning & Zoning Commission or City Council which is why staff is presenting to the Commission.

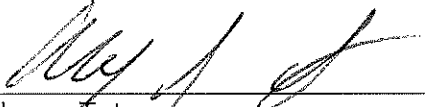
Commissioner Henke talked about his experience with other cities regarding attached and detached structures. Mr. Altobelli explained the City of Anna's regulations.

Officer Osborne, Anna PD, stated that she was contacted by her Lieutenant that a funnel cloud was heading in the direction of City Hall from Celina with nickel-sized hail.

A motion was made by Commissioner Henke, seconded by Commissioner Grady to call a public hearing for the two items. The vote was unanimous.

Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:27 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: _

