

MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 6, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:04 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Brent Thomas, Donald Henke, and Paul Wenzel. Commissioners were absent Dennis Ogan and Nick Rubits. Staff present was Ross Altobelli and Lauren Mecke. Councilmen present were Stan Carver.

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.

Chairman Tutson welcomed everyone to the meeting and reminded speakers to state their name and address for the record.

Jennifer Richardson, 3027 Crossing Dr, spoke on behalf of the residents of Urban Crossing have concerns about development surrounding their neighborhood and how it affects their neighborhood especially the zoning (Ord. 860-2020) for multifamily on the Sherley Commercial.

Councilman Carver asked Ms. Richardson to comment on the value of the property. Ms. Richardson stated that Urban Crossing is the only gated community within the city limits & the residents of Urban Crossing have made significant investment in the city. She believes that apartments would not be the highest and best use along the highway. She also asked where the city is planning for larger lots.

Steve Sweeney, 3111 Urban Way, stated that the Urban Crossing neighborhood does not impede progress but wants to preserve the privacy the residents. Ms. Mecke asked that comments regarding Item 13A wait until the public hearing.

4. Location Map

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to go out of order from the agenda to move item 13 before the consent agenda due to the number of people in attendance for the item.

Consent Items

Following Item 13A, Chairman Tutson stated he would continue the meeting while Mr. Altobelli stepped out to answer additional questions from the Urban Crossing neighbors. Mr. Altobelli stepped out at 8:13 p.m.

Commissioner Henke asked what the maximum block length is. Ms. Mecke stated 1,200 feet.

A motion was made by Commissioner Thomas, seconded by Commissioner Henke to recommend approval of consent items 5 through 9. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the June 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Luscombe Estates, Block A, Lot 1, Development Plat. Applicant: James Jr & Robyn Luscombe
7. Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 12, Final Plat. Applicant: Bloomfield Homes LP
8. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 8, Final Plat. Applicant: Anna Town Center No 7/LNRD LLC
9. Consider/Discuss/Action on a recommendation regarding the Meadow Vista, Phase 1B, Preliminary Plat. Applicant: Bloomfield Homes LP

Items for Individual Consideration

10. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the East Fork Estates, Lot 8R1 & 8R2, Replat. Applicant: Damon & Tosha Douglas

Ms. Mecke gave a brief presentation.

Public Hearing opened at 8:17 p.m.

Commissioner Henke asked if it was located in the ETJ. Ms. Mecke stated it is located within the city limits and the applicant is dedicating right-of-way.

Mr. Altobelli returned at 8:18 p.m.

The Public Hearing was closed at 8:18 p.m.

Commissioner Henke asked if there was notification. Ms. Mecke explained that residential replats require notification similar to zoning except only within the original subdivision.

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

11. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the request to rezone 64.9± acres consisting of multiple tracts of land generally located on the south side of East White Street, 1,320± east of the Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1). Applicant: Jonic Investments LLC

Mr. Altobelli gave a brief presentation. The applicant is requesting to withdraw.

A motion was made by Commissioner Thomas, seconded by Commissioner Wenzel to recommend approval of the withdraw. Commissioner Henke abstained for a conflict of interest. The vote was in favor 4-0-1.

Commissioner Grady asked if it would take longer.

Jeff & Sylvia Chandler asked about clarification of the project to make sure that the zoning is clear about what it going on the property. Mr. Altobelli responded.

Councilman Carver asked about concept plans along with zoning. Mr. Altobelli stated that a concept plan is required with Planned Developments.

12. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to zone 39.7± acres to Single-Family Residential (SF-72). Located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave). Applicant: Tex Properties Group LLC

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 8:29 p.m.

Commissioner Henke asked if road improvements would be required. Ms. Mecke responded that right-of-way dedication is required and that the applicant will be required to construct or pay a fee. Mr. Altobelli added additional information.

Velma Balderas, 12393 CR 425, stated that she has concerns over the project and how it would affect her cattle due to her experience with the adjacent neighborhood.

Mr. Altobelli responded.

The Public Hearing was closed at 8:38 p.m.

Commissioner Henke asked about the property to the west. Mr. Altobelli stated that staff recommended the applicant work with that property owner.

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

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement). Applicant: MM Anna 325 LLC.

Mr. Altobelli gave a brief presentation.

The Public Hearing was opened at 7:30 p.m.

Steve Sweeney, 3111 Urban Way, stated that he is concerned about the drainage from this project because of existing issues in Urban Crossing. He also asked if sound studies occurred for the new road.

Mr. Altobelli stated that city regulations prohibit the Villages of Hurricane Creek – North from draining onto Urban Crossing lots. He introduced the project representative Marc Paquette, Peloton Land Solutions. Both Mr. Paquette and Mr. Altobelli stated that the extension of Rosamond Parkway has been planned as part of the Master Thoroughfare Plan. Mr. Altobelli stated typically a residential property that backs to a throughfare, the developer is required to provide a screening wall. The developer (Centurion American) would not be responsible for a screening wall for Urban Crossing and Mr. Altobelli recommended the Urban Crossing neighbors speak with the City Manager regarding any screening wall.

Commissioner Thomas asked that we enforce the three-minute rule to keep the meeting orderly.

Jennifer Richardson, 3027 Crossing Dr, respectfully asked that the item be tabled since neighbors did not understand the process. Mr. Altobelli and Ms. Mecke explained the annexation and zoning process as it relates to this project's existing subdivision improvement agreement. She stated that they have no concerns with the single-family but does have concerns with the quadplexes and duplexes.

The following Urban Crossing residents also spoke about concerns:

- Chris Schlicht, 3021 Crossing Drive – Asked about Standridge Blvd.
- Tom Longmire, 3032 Crossing Drive – Asked if there would be a Public Improvement District, if taxpayers would be paying for the infrastructure, and if there is enough water for this development. Also asked if land was being taken from the HOA and wanted to be on record that the developer should be the one to give up land and not the HOA.
- Sheri Beckham, 3103 Crossing Drive – Asked about traffic and construction vehicle circulation.
- Kylee Kelly, 3006 Urban Way – Asked if the quadplexes would be subsidized housing.

The Public Hearing was closed at 8:08 p.m.

Commissioner Henke asked if the zoning could include a sound wall for the Urban Crossing

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of the zoning with the added stipulation for a sound wall for Urban Crossing. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Concept Plan.

A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of the concept plan. The vote was unanimous.

14. Consider/Discuss/Action on a recommendation regarding the Victoria Falls, Block A, Lots 1R & 5, Unified Development Zone and Signage Coordination Plan.

Ms. Mecke gave a brief presentation.

Commissioner Grady stated that it makes sense.

Commissioner Henke asked if the sign is large enough.

Councilman Carver asked the applicant a question. David Cox stated that they wanted to get a sign on 455 (W White Street) to make it easier to identify.

A motion was made by Commissioner Henke, seconded by Commissioner Grady to recommend approval of the unified development zone and signage coordination plan. The vote was unanimous.

15. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to accessory building regulations.

Commissioner Henke stated he noticed the changes from the previous meeting and he is happy with the proposed text amendments.

The Public Hearing was opened at 8:45.

Ms. Mecke stated that the changes will apply city-wide. Chairman Tutson thanked staff for working during the “growing pains” as the city evolves.

The Public Hearing was closed at 8:46.

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

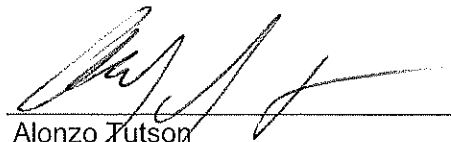
16. Discussion & Direction: Creation of new Single-Family Residence Districts.

Mr. Altobelli gave a brief presentation on proposed zoning districts for larger lots. Mr. Altobelli and the Commission discussed various scenarios and how this aligns with the Council strategic plan.

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to call a public hearing for new single-family zoning districts as well as two general Zoning Ordinance updates. The vote was unanimous.

Adjourn

A motion was made by Commissioner Tutson, seconded by Commissioner Henke to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:01 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

