

**MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 2, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on August 2, 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 7:01 pm.

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

2. Invocation and Pledge of Allegiance

Chairman Tutson 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.

Debra Pontious, 411 N Interurban St, spoke of concerns she and her neighbor have regarding the possible widening of Hackberry Dr, east of Highway 5, and how it will affect their properties.

Ross Altobelli, Director of Development Services, advised that he would provide Ms. Pontious with the contact information for Mr. Greg Peters, Director of Public Works, and provide more specific information as it pertains to the future widening of Hackberry Dr.

4. Location Map

Consent Items

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

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

6. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Revised Preliminary Plat. Applicant: MM Anna 325, LLC.

7. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Preliminary Replat. Applicant: Dr. Richard Jelsma.

Items for Individual Consideration

8. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1, Site Plan. Applicant: Marcus Property Company, LLC.

Mr. Altobelli gave a brief presentation.

Chairman Tutson expressed concerns regarding the number of requests to veer from the required landscaping buffer. Chairman Tutson also asked if staff foresees there to be a number of variances requested as it pertains to the 20-foot minimum landscape buffer and asked if staff should make amendments to the Zoning Ordinance regulations.

Mr. Altobelli and Ms. Mecke advised the Commission that they do not foresee this to be a reoccurring request and provided some examples of different types of lots that would have these specific types of requests.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to recommend approval of the 20-foot landscape buffer reduction. The vote was unanimous.

9. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Hometown Liquor Addition, Block A, Lot 1, Site Plan. Applicant: Hometown Liquor.

Ms. Mecke gave a brief presentation.

Chairman Tutson asked if any adjacent residents were provided notices regarding the request.

Ms. Mecke advised the Commission that this was not a public hearing and public notices were not necessary.

A motion was made by Chairman Tutson, seconded by Commissioner Rubits to recommend approval of the 20-foot landscape buffer reduction. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.

Ms. Mecke advised the Commission that the applicant was not ready to proceed forward and requested a 30-day extension.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the 30-day extension. The vote was unanimous.

11. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421) **from** Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards **to** Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified standards. Applicant: Harland Properties, Inc.

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:20 p.m.

Thomas Meurer, Senior Planner, LJA Engineering gave a brief presentation.

Chairman Tutson and Commissioner Grady expressed their appreciation for the added amenities and features included in the development.

The Public Hearing was closed at 7:28 p.m.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the Planned Development with modified development standards. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding a new concept plan for a portion of the Anna Ranch Planned Development, Concept Plan.

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

12. Consider/Discuss a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to new single-family residential districts.

Mr. Altobelli gave a brief presentation.

Chairman Tutson and Commissioner Grady expressed appreciation for staff's initiative and hard work towards the overall vision and goals for the City of Anna.

A motion was made by Chairman Tutson, seconded by Commissioner Rubits to recommend approval of amending various sections of the Development Regulations as it pertains to new single-family residential districts. 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 7:40 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:


