MINUTES
PLANNING AND ZONING COMMISSION
September 7, 2021

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

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

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.

   Planning Manager, Lauren Mecke, introduced Salena Tittle to the Commission as the new Planner II for the City of Anna.

4. Location Map

Consent Items

   A motion was made by Commissioner Grady, seconded by Commissioner Thomas to recommend approval of consent items 5 through 17. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the August 2, 2021 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on a recommendation regarding the CR289 Addition, Block A, Lot 1, Development Plat. Applicant: Alexander Bastida

7. Consider/Discuss/Action on a recommendation regarding the Wann Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Daniel Wann

8. Consider/Discuss/Action on a recommendation regarding the Seekamp Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Joshua Seekamp

9. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lots 1R, 4, & 5, Replat. Applicant: Anna Eagle Realty, LP

10. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna Eagle Realty, LP

11. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, Final Plat. Applicant: Megatel Homes, LLC

12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1B, Final Plat. Applicant: Megatel Homes, LLC

13. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 1C, Final Plat. Applicant: Anna Crossing 40PGE, LTD

14. Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2 & 3, Preliminary Plat. Applicant: Lamar National Bank

15. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lots 1R & 5R, Replat. Applicant: RR-LI Enterprises, LP

16. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 5R, Site Plan. Applicant: RR-LI Enterprises, LP

17. Consider/Discuss/Action on a recommendation regarding the Cedar Ridge Estates (formerly known as CR 427 Tract), Preliminary Plat. Applicant: Tex Properties Group LLC

Items for Individual Consideration

18. 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.

    Commissioner Wenzel asked for clarification as to why the applicant was asking for a 30-day extension.

    Ms. Mecke advised the Commission that the applicant was still in the process of working out some unfinished items pertaining to the lift station.

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

19. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1C, Replat. Applicant: Megatel Homes, LLC.

    Ms. Mecke gave a brief presentation.

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

    Commissioner Henke asked what makes the plan a Replat.

    Ms. Mecke advised the Commission that the applicant is making alterations to specific lot lines in order to dedicate right-of-way and easements necessary for the construction of the development.

    The Public Hearing was closed at 7:10 p.m.

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

20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Camden Parc in Anna, Phase 5, Replat. Applicant: Anna 190, LLC

    Mr. Altobelli gave a brief presentation.

    The Public Hearing was opened at 7:12 p.m.

Commissioner Rubits asked for clarification of the “subject to” language in the staff report.

Councilmen Stan Carver and Danny Ussery entered the meeting at 7:13 p.m.

Mr. Altobelli advised the Commission that there are times when the Engineering and Public Works Departments may still be working with the applicant on outstanding comments or items that may be requested at a later time.

Councilman Kevin Toten entered the meeting at 7:15 p.m.

The Public Hearing was closed at 7:15 p.m.

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

21. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862 from Single-Family – Large Lot (SF-E) to General Commercial (C-2) for a department store on one lot. Applicant: Westminster 121 Associates

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:17 p.m.

Mary Valverde, 7882 CR 513, asked staff who the Westminister Association was.

Ms. Mecke advised Ms. Valverde that Westminister Association was the applicant for the property.

Commissioner Grady expressed excitement for the proposed development.

Commissioner Thomas thanked Ms. Valverde for coming to the meeting and expressing interest in the new development presented to City Staff and the Commission.

Commissioner Rubits asked staff if any public comment was received from the adjacent subdivision.

Ms. Mecke advised that no public comment had been received.

The Public Hearing was closed at 7:21 p.m.

A motion was made by Commissioner Thomas, seconded by Commissioner Ogan to recommend approval of the Zoning Case. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster, Block A, Lot 1, Preliminary Plat.

Ms. Mecke gave a brief presentation.

Commissioner Henke asked if the applicant had met all required curb cuts.

Ms. Mecke answered yes.

Councilman Ussery left the meeting at 7:26 p.m.

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

22. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2)

(Ord. No. 787-2018) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences on one lot. Applicant: East Foster Crossing, LLC

Mr. Altobelli gave a brief presentation.

Avis Chaisson, 13455 Noel Road, Suite 450, Dallas TX. and Erik Earnshaw, 4595 Excel Parkway, Addison, TX., gave a brief presentation on behalf of Palladium USA and East Foster Crossing, LLC.

The Public Hearing was opened at 7:47 p.m.

Commissioner Ogan asked the applicant if they were meeting ADA standards and if there were any elevators proposed onsite.

Mr. Earnshaw was able to show the Commission where the proposed elevators will be and advised that they are meeting all ADA requirements.

Commissioner Grady asked if the proposed multiple-family development was going to be income based and if there is currently a 2-year waitlist.

Ms. Chaisson answered yes and explained that there is high demand for this type of product in this general area and they will have a true mix of income base.

Commissioner Wenzel asked if there would be door-to-door trash pickup.

Ms. Chaisson advised that there would not be a door-to-door trash service but they could always look in to this type of service at a later time.

Mr. Earnshaw explained that there would be a trash compactor onsite for the residents to use.

Jonathan Hake, 1720 W. Virginia, McKinney, TX., proceeded to let the Commission know that he was also in attendance on behalf of the applicant and is able to answer any questions as it relates to the proposed development.

Chairman Tutson made mention of four letters that staff had received in favor of the proposed multiple-family development.

Mr. Altobelli made mention that trash compactors must be within 250 feet from the unit per Zoning Ordinance.

Commissioner Thomas asked the applicant why they should approve the density per unit that is proposed and if this is essential to the project.

Ms. Chaisson explained that if they changed the density per unit, they would not be able to proceed forward with their development. It would be necessary to keep the density at the proposed amount.

Mr. Altobelli advised the Commission that the applicant has agreed to a Developer's Agreement for elevations and architectural design.

Chairman Tutson asked the applicant if they intended to apply for a tax credit, what the average median income base is for Collin County, verification that this was a workforce housing development and not a public subsidized housing product, and if the development was going to be handled by a long-term management company.

Ms. Chaisson explained that they will be applying for a 4% tax credit, that the product is a workforce housing product, and that they intend to have a 35-40 year long-term management group. Ms. Chaisson also advised that they have more letters in support of their project but unfortunately was not able to get them to staff until after 5:00 p.m.

Chairman Tutson asked Ms. Mecke to obtain those letters for the record.

The Public Hearing was closed at 8:07 p.m.

A motion was made by Commissioner Wenzel, seconded by Commissioner Ogan to recommend approval of the Planned Development. The Planned Development was approved by a 5-2 vote. Commissioner Henke and Commissioner Rubits voted against the Planned Development and explained that they feel this area is best suited for commercial.

B) Consider/Discuss/Action on a recommendation regarding the Anna Crossing Phase 1C Addition, Block G, Lot 1, Concept Plan.

Mr. Altobelli gave a brief presentation.

Commissioner Henke advised staff that he is having reservations with approving more multiple-family residences in areas that should be designed for commercial.

Chairman Tutson expressed his concerns if the Commission does not approve multiple-family residences in certain areas and that this type of development is vital for obtaining larger commercial businesses to the City of Anna.

A motion was made by Chairman Tutson, seconded by Commissioner Grady to recommend approval of the Concept Plan. The Concept Plan was approved by a 4-3 vote. Commissioner Ogan, Commissioner Rubits, and Commissioner Henke voted against the Concept Plan.

23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for retirement housing on one lot. Applicant: Anna Town Center Mixed Use, LLC

Mr. Altobelli gave a brief presentation.

Ryan Combs, 600 E. Las Colinas Boulevard, Irving, TX., presented before the Commission on behalf of the applicant.

The Public Hearing was opened at 8:28 p.m.

Commissioner Grady asked the applicant if they were going to provide any amenities or events for seniors living outside of the development.

Mr. Combs advised that they do not intend to offer any events or amenities to anyone living outside the senior living complex.

Chairman Tutson asked the applicant if they had met with any of the local churches.

Mr. Combs advised that they had not but would do so.

Commissioner Wenzel asked if the back gate, shown on the plan located at Finley, was an exit only.

Mr. Combs said that it would be an entrance and exit.

Councilman Toten left the meeting at 8:36 p.m.

Commissioner Rubits asked why the dumpster locations were so far from the residents.

Mr. Combs explained that the current locations were in areas where they would not produce odors to the residents or be an eyesore to the development.

Commissioner Grady asked if the applicant was willing to add a door-to-door trash pick up service for the residents.

Mr. Combs advised the Commission that they could not ask seniors to pay for that type of service.

The Public Hearing was closed at 8:44 p.m.

A motion was made by Commissioner Thomas, seconded by Commissioner Wenzel to recommend approval of Planned Development with modified development standards. The Planned Development was approved as presented by a 6-1 vote. Commissioner Rubits voted against the Planned Development and explained that he did not agree with how far the dumpsters were placed from the actual units and how far the senior residents would have to walk in order to dispose of their trash.

B) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Concept Plan.

Mr. Altobelli gave a brief presentation.

Commissioner Rubits went into detail as to why he feels the applicant should provide a door-to-door trash pick up or place the dumpsters closer in proximity to the residents so they do not have to walk across the parking lot to dispose of their trash.

Mr. Combs asked the Commission to approve the Concept Plan and advised the Commission that they are willing to make accommodations and work with staff as it pertains to the dumpsters.

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

C) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Preliminary Plat.

Mr. Altobelli gave a brief presentation.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the Preliminary Plat. The vote was unanimous.

24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot. Applicant: Anna Town Center Mixed Use, LLC

Mr. Altobelli gave a brief presentation.

Todd Finley, 300 Crescent Court, Dallas, TX., presented on behalf of CLX Ventures.

Councilman Carver left the meeting at 8:53 p.m.

The Public Hearing was opened at 9:06 p.m.

Commissioner Ogan asked the applicant if door-to-door trash pick up was going to be an option for the residents.

Mr. Finley advised that it will be part of an amenity package at the rate of $35 per month.

Commissioner Rubits asked, and Chairman Tutson seconded the request, if the applicant could increase the covered parking to 50%.

Mr. Finley was amenable to the request but asked that the Commission allow them to decrease the proposed parking 2:1 ration to a 1.5 per unit parking ration in exchange. Mr. Finley asked the Commission to allow 1.5 parking spaces for all units except the three-bedroom units which would remain at 2 parking spaces per unit.

Commissioner Rubits did not like the idea of losing parking spaces or the idea of veering away from parking standards that the Council has set in place.

The Public Hearing was closed at 9:19 p.m.

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to recommend approval of the Planned Development with modified development standards. The Planned Development was approved by a 6-1 vote. Commissioner Rubits voted against the Planned Development and explained that he did not want to veer away from standards that the Council has set in motion for these types of uses.

B) Consider/Discuss/Action on a recommendation regarding The Grand at Anna Town Square, Block A, Lot 1, Concept Plan.

Mr. Altobelli gave a brief presentation.

A motion was made by Chairman Tutson, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The Concept Plan was approved by a 6-1 vote. Commissioner Rubits voted against the Concept Plan.

Adjourn

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:22 pm.

Donald Henke
Planning and Zoning Commission Vice-Chairman

ATTEST: