

MINUTES
PLANNING AND ZONING COMMISSION
October 4, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 4, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

Before the meeting began, Mr. Ross Altobelli, Director of Development Services, advised the Commission that staff had received a letter from Chairman Alonzo Tutson resigning from his position, effective immediately. Mr. Altobelli also advised the Commission that because of this, staff would be postponing agenda items 5 & 6 to a later date after Council has had an opportunity to appoint someone to fill the position. Mr. Altobelli then asked Vice-Chairman Henke to serve as lead for the Planning & Zoning Commission meeting.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:00 pm.

Commissioners present were Latoya Grady, Nick Rubits, Dennis Ogan, Donald Henke, and Brent Thomas. Commissioner Paul Wenzel was absent. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Councilman Toten was also in attendance for the meeting.

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.

4. Location Map

Planning & Zoning Annual Organizational Review

Before the meeting began, Agenda Items 5 & 6 were placed on hold to a future meeting date until Council could appoint a new Commissioner to fill the vacant position left by Chairman Alonzo Tutson.

5. Planning & Zoning Commission and Board of Adjustment Training (City Attorney)

6. Annual Planning & Zoning Commission Review

- A) Elect a Planning & Zoning Commission Chairman.
- B) Elect a Planning & Zoning Commission Vice-Chairman.
- C) Elect a Planning & Zoning Commission Secretary.
- D) Review/Discuss/Action on additional items as necessary

Consent Items

A motion was made by Commissioner Thomas, seconded by Commissioner Ogan to recommend approval of consent items 7 through 19. The vote was unanimous.

7. Consider/Discuss/Action to approve minutes of the September 7, 2021 Planning & Zoning Commission Meeting.

8. Consider/Discuss/Action on a recommendation regarding the Mercer Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Dawn & Brian Mercer

9. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lots 3, 4, & 5, Preliminary Replat. Applicant: Anna 31 Retail, LP
10. Consider/Discuss/Action on a recommendation regarding the Anna Retail Addition, Block A, Lot 5, Site Plan. Applicant: Anna 31 Retail, LP
11. Consider/Discuss/Action on a recommendation regarding the Anna Crossing Municipal, Block A, Lots 1 & 2, Final Plat. Applicant: HSLT & Anna Town Center No. 7 / LNRD, LLC
12. Consider/Discuss/Action on a recommendation regarding the Cox Addition, Block A, Lots 1 & 2, Replat. Applicant: Betty Cox
13. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1, Final Plat. Applicant: MM Anna 325, LLC
14. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek - North, Phase 1A, Final Plat. Applicant: MM Anna 325, LLC
15. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Final Plat. Applicant: CADG Hurricane Creek, LLC
16. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Replat. Applicant: Dr. Richard Jelsma
17. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lot 3R, Site Plan. Applicant: Dr. Richard Jelsma
18. Consider/Discuss/Action on a recommendation regarding the Walnofer Addition, Block A, Lot 2R, Replat. Applicant: Castleman Capital, LLC
19. Consider/Discuss/Action on a recommendation regarding the Whiterock Subdivision, Block A, Lots 1-5, Preliminary Plat. Applicant: Kishore Naga

Items for Individual Consideration

20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 1B, Block K, Lots 19R, 20-23, 3X, & 24X, Replat. Applicant: CADG Hurricane Creek, LLC

Ms. Mecke gave a brief presentation.

Commissioner Thomas asked if the Fire Chief was amenable to the applicant's request.

Ms. Mecke advised that the Fire Department was fine with the request.

The Public Hearing was opened at 7:07 p.m.

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

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

21. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 24.8± acres located on the south side of County Road 427, 130± feet east of Purdue Road to Single-Family Residence-72 (SF-72) to allow for a single-family residential development. Applicant: NICID Limited Partnership

Ms. Mecke gave a brief presentation.

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

Vice-Chairman Henke asked if the applicant had provided a layout.

Ms. Mecke advised the Commission that the current request was specifically for zoning and that a Preliminary Plat will come at a later time.

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

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to recommend approval of the zoning request. The vote was unanimous.

22. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding an amendment to Article 9.04 (Zoning Ordinance) pertaining to swimming pool regulations.

Mr. Altobelli gave a brief presentation.

Commissioner Rubits asked if staff had any concern with these types of accessory uses being too close to the property lines or fencing.

Mr. Altobelli advised the Commission that staff feels comfortable with the request because the applicants for these types of reviews and requests still need to be code compliant.

Commissioner Rubits asked if city staff does site visits while the pools are under construction

Mr. Altobelli advised the City of Anna's Building Inspectors do onsite visits while the pools are under construction.

The Public Hearing was opened at 7:19 p.m.

Stephanie Hendricks, 316 Lockhurst Drive, addressed the Commission that her preference would be to have a 4-foot setback instead of the staff recommended 5-foot setback. Ms. Hendricks advised the Commission that she currently has pool plans submitted with the City of Anna's Building Department and because her husband is taller than 6-foot, a larger pool was necessary.

The Public Hearing was closed at 7:23 p.m.

Commissioner Thomas and Commissioner Ogan asked staff if the 5-foot was a staff preference or could they vote to have a smaller setback to accommodate Ms. Hendricks request.

Mr. Altobelli advised the Commission that staff would be in support of whichever size the Commission felt was appropriate.

A motion was made by Commissioner Grady, seconded by Commissioner Rubits to recommend approval of the Zoning Text Amendment request. The vote was unanimous.

23. Workshop: Provide feedback for proposed development(s).

Mr. Altobelli gave a brief presentation regarding the Coyote Meadow residential development that is currently being discussed between staff, Ashton Woods, and Starlight Homes. The proposed location is currently within the City of Anna's ETJ and would have to go through Annexation and Zoning.

Daniel Leifer with Ashton Woods provided a slideshow presentation to show the Commission the conceptual layout, different product types, different elevation types, and the different amenities that would be available within the subdivision.

Vice-Chairman Henke asked staff if the city's master plan considered the entire proposed area as residential.

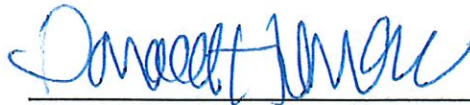
Mr. Altobelli advised the Commission that the area is proposed as residential in the master plan.

Vice-Chairman Henke and Commissioner Ogan expressed concern for the amount of traffic this proposed development would add to the area and with too little options to enter and exit the subdivision.

Mr. Leifer advised the Commission that Ashton Woods and Starlight Homes have thoroughly enjoyed working with city staff on this project and will continue to do what is necessary to work through any remaining kinks before coming before the Commission and Council.

Adjourn

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:05 pm.



Donald Henke
Planning and Zoning Commission Vice-Chairman

ATTEST: