MINUTES
PLANNING AND ZONING COMMISSION
November 1, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on November 1, 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 7:03 pm.

   Commissioners present were Latoya Grady, Nick Rubits, Dennis Ogan, Donald Henke, Brent Thomas, Paul Wenzel, and Kelly Patterson-Herndon. Staff present was Lauren Mecke and Salena Tittle. Councilman Toten and Councilman Carver were 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

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

   Mr. McCoy gave the training presentation to the Commission and answered any questions the Commission had.

6. Annual Planning & Zoning Commission Review

   A) Elect a Planning & Zoning Commission Chairman.

      A motion was made by Commissioner Grady, seconded by Commissioner Thomas to nominate Commissioner Henke as Chairman. The vote was unanimous.

   B) Elect a Planning & Zoning Commission Vice-Chairman.

      A motion was made by Commissioner Grady to nominate Commissioner Thomas for Vice-Chairman. Commissioner Rubits nominated himself. Commissioner Thomas was voted Vice-Chairman with a 4-3 vote.

   C) Elect a Planning & Zoning Commission Secretary.

      The Commission voted unanimously to have staff remain as acting Secretary.

   D) Review/Discuss/Action on additional items as necessary

      Ms. Mecke provided the Commission with an update that the 2022 meeting calendar is still under review as it pertains to Council meeting dates.

Consent Items

Commissioner Patterson-Herndon wanted to open the discussion of Item 10 on the consent agenda. The decision was made to move Item 10 to an Individual Consideration item. A motion was made by Commissioner Rubits, seconded by Commissioner Grady to recommend approval of consent items 7-9 and 11-15. The vote was unanimous.

7. Consider/Discuss/Action to approve minutes of the October 4, 2021 Planning & Zoning Commission Meeting.

8. Consider/Discuss/Action on a recommendation regarding the Lazy S Acres, Block A, Lot 1, Development Plat. Applicant: Carol Skrabanek Barrows Trust

9. Consider/Discuss/Action on a recommendation regarding the Turner Addition, Block A, Lots 1, 2, & 3, Final Plat. Applicant: Joseph & Beverly Turner

10. Consider/Discuss/Action on a recommendation regarding The Villages of Hurricane Creek, Phase 2, Final Plat. Applicant: CADG Hurricane Creek, LLC

11. Consider/Discuss/Action on a recommendation regarding Anna Storage Addition, Block A, Lot 1, Final Plat. Applicant: Cody Neef

12. Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Final Plat. Applicant: Westminster 121 Associates

13. Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Site Plan. Applicant: Westminster 121 Associates

14. Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block A, Lot 1, Final Plat. Applicant: Anna / 121 Land Holdings, LLC

15. Consider/Discuss/Action on a recommendation regarding the Anna/121 Land Holdings Addition, Block B, Lot 1, Final Plat. Applicant: Anna / 121 Land Holdings, LLC

Items for Individual Consideration

The Commission chose to discuss Consent Agenda Item 10.

Commissioner Patterson-Herndon asked staff if the lots that were labeled HOA Lots would be just flat land/green space or if there will be amenities on them.

Ms. Mecke advised that this is a Final Plat and that staff does not have any information at this time whether or not something will be constructed on them.

Ms. Mecke also pulled up a map on the projector, showing which HOA lots are in the flood plain and would not potentially be buildable.

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend approval of The Villages of Hurricane Creek, Phase 2, Final Plat. The vote was unanimous.

16. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to allow for the use of Townhomes. Applicant: DSH Construction LLC

B) Consider/Discuss/Action on a recommendation regarding the Salida Del Sol, Block A, Lot 1, Concept Plan.

Ms. Mecke gave a brief presentation.

Commissioner Henke asked staff to clarify where the side yard setback begins and ends.

Ms. Mecke advised that it begins at the property line and ends at the building.

The Public Hearing was opened at 8:45 pm.

The applicant's civil engineer, Jeff Brown, made a brief presentation.

Commissioner Grady asked staff to verify whether the Comprehensive Plan wording states that townhomes is allowed or desired versus the actual pictures that are shown in the Comprehensive Plan.

Ms. Mecke advised that the pictures show duplex and townhome products, however, the wording itself does not allow for it.

Commissioner Grady asked the applicant's civil engineer to verify how many units they are trying to place on site.

Mr. Brown advised that there will be 8 units, 3-story brick.

The Public Hearing was closed at 8:55 pm.

Commissioner Grady and Chairman Henke advised that they agree with staff's recommendation to deny because the applicant is proposing too many units in one space and that this area is not designed for this space.

Chairman Henke asked staff to re-specify the three issues that staff has with the development.

Ms. Mecke advised the Commission of the three items.

Commissioner Rubits advised that he is not in support of the density that is being proposed by the applicant.

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

Mr. Brown left the meeting and Councilman Carver followed.

B) Consider/Discuss/Action on a recommendation regarding the Salida Del Sol, Block A, Lot 1, Concept Plan.

Ms. Mecke gave a brief presentation.

Councilman Toten left the meeting.

A motion was made by Commissioner Rubits, seconded by Commissioner Patterson-Herndon to recommend denial of the Concept Plan. The vote was unanimous.

17. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend Planned Development-Restricted Commercial (Ord. No. 821-2019) in order to reduce the front yard setback from 50 feet to 20 feet. Located at the southwest corner of W. White Street and Ferguson Parkway. Applicant: Lamar National Bank / Greg Wilson, President & CEO

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 9:13 pm.

The Public Hearing was closed at 9:14 pm.

A motion was made by Commissioner Ogan, seconded by Commissioner Wenzel to recommend approval of the zoning amendment request. The vote passed 6-1 with Commissioner Rubits voted against the zoning amendment request.

B) Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2, & 3, Final Plat.

Ms. Mecke gave a brief presentation.

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

C) Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lot 1, Site Plan.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Patterson-Herndon to recommend approval of the Site Plan. The vote was unanimous.

Councilman Carver returned to the meeting.

18. Consider/Discuss/Action on a recommendation regarding the Jurado Estates, Block A, Lots 1 & 2, Final Plat. Applicant: Margarita Rodriguez Jurado

Councilman Carver left the meeting.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the Final Plat. 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 9:30 pm.

Brent Thomas
Planning and Zoning Commission Chairman

ATTEST: