

**MINUTES
PLANNING AND ZONING COMMISSION
December 6, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on December 6, 2021, in the Anna ISD Board Room located at 201 E 7th Street, to consider the following items.

Before the meeting began, Ross Altobelli made an announcement to the audience that the applicant for Agenda Item No. 24 had requested to table the item to the January 3rd, 7:00 p.m Planning & Zoning Commission Meeting.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:08 pm.

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

2. Invocation and Pledge of Allegiance

Commissioner Ogan 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

Consent Items

A motion was made by Commissioner Patterson-Herndon, seconded by Commissioner Rubits to recommend approval of consent items 5-22. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the November 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding Anna Elementary No. 3, Block 1, Lots 1R & 2, Replat. Applicant: Anna ISD – Brad Duncan
7. Consider/Discuss/Action on a recommendation regarding Anna Elementary No. 3, Block 1, Lots 1R & 2, Revised Site Plan. Applicant: Anna ISD – Brad Duncan
8. Consider/Discuss/Action on a recommendation regarding Advantage Self Storage Addition, Block A, Lot 3R, Site Plan. Applicant: Anna Weston Holdings, LLC
9. Consider/Discuss/Action on a recommendation regarding Anna Storage Addition, Block A, Lot 1, Final Plat. Applicant: Cody Neef
10. Consider/Discuss/Action on a recommendation regarding Anna Retail Addition, Block A, Lots 3, 4, & 5, Replat. Applicant: Anna 31 Retail, LP
11. Consider/Discuss/Action on a recommendation regarding Anna Retail Addition, Block A, Lot 4, Site Plan. Applicant: Anna 31 Retail, LP

12. Consider/Discuss/Action on a recommendation regarding updating Buzz Center Addition, Block A, Lots 1 & 2, Final Plat. Applicant: Dr. Uma Chintapalli
13. Consider/Discuss/Action on a recommendation regarding updating Buzz Center Addition, Block A, Lots 1 & 2, Site Plan. Applicant: Dr. Uma Chintapalli
14. Consider/Discuss/Action on a recommendation regarding Clementine Addition, Block A, Lot 1, Final Plat. Applicant: Scott Barnett
15. Consider/Discuss/Action on a recommendation regarding Deer Springs Estates, Block A, Lot 1, Development Plat. Applicant: Shawn & Latricia Smith
16. Consider/Discuss/Action on a recommendation regarding Meadow Vista, Phase 1, Final Plat. Applicant: Bloomfield Homes, LP
17. Consider/Discuss/Action on a recommendation regarding Parmore – Anna, Block A, Lot 1, Final Plat. Applicant: Anna Town Center Mixed Use, LLC
18. Consider/Discuss/Action on a recommendation regarding Parmore – Anna, Block A, Lot 1, Site Plan. Applicant: Anna Town Center Mixed Use, LLC
19. Consider/Discuss/Action on a recommendation regarding Senter Estates, Block A, Lot 1, Development Plat. Applicant: Denise Senter & Brett Kilpatrick
20. Consider/Discuss/Action on a recommendation regarding Avery Pointe Commercial, Block A, Lots 1R, 2R, & 3, Replat. Applicant: Anna 455 Commercial, LLC
21. Consider/Discuss/Action on a recommendation regarding Anna ISD Park Addition, Block A, Lot 1R, Replat. Applicant: Anna ISD - Brad Duncan
22. Consider/Discuss/Action on a recommendation regarding Anna ISD Park Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna ISD - Brad Duncan

Items for Individual Consideration

24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend the zoning on 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway to allow mini-warehouse by Specific Use Permit with modified parking standards on Lot 3 and to reduce the existing 15-foot Residential Buffering standard to 10-feet on Lot 2R. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. No.'s 709-2015, 226-2005, & 179-2005). Applicant: Anna 455 Commercial, LLC & Retail Buildings, Inc.

B) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lots 3, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 2R, Site Plan.

Mr. Altobelli gave a brief presentation and advised the Commission that the applicant has requested to table to the January 3rd, 7:00 p.m. Planning & Zoning Commission Meeting.

The Public Hearing was opened at 7:13 p.m.

Mr. Lee Norment, residing at 1341 Timberfalls Drive, spoke in opposition and advised his reasons were due to fears of decreased property values, increase in crime, and light spillover.

Mr. Stephen Fletcher Sr., residing at 101 Cedar Canyon Drive, spoke in opposition and advised his reasons were due to fears of light spillover, increase in crime, rats, trash, and smell.

Ms. Julia Norvell, residing at 1524 Westfall Drive, spoke in opposition and advised her reasons were due to fears of increased traffic, decrease in home values, increased crime, the production and storage of drugs, increased theft, and that the project in general would be an eyesore.

Mr. William Brush, residing at 1330 Crossvine Drive, spoke in opposition and advised his reasons were due to fears of increased crime, not knowing who will be running the facility, and the building being too tall and an eyesore for the residents it backs up to.

Mr. John Oglesby, residing at 1333 Crescent View Lane, spoke in opposition and advised his reasons were due to fears of decreased property values, increased traffic, the facility not having ownership as of yet, an eyesore for the residents, and homelessness using the units to sleep in at night.

Staff also received an Opinion Card from Ms. Sierra Flanigan, residing at 1337 Timberfalls Drive, advising that she is also in opposition to the project. Ms. Flanigan stated in writing that the proposed borders her property and that a 2-story building would impact her greatly. The lights would more than likely be on all night with traffic at all hours of the night and her bedroom faces the property. Ms. Flanigan also advised that there are two other storage facilities within a mile of this very location and she feels the property could be used in a better way that fits the residential area.

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

Commissioner Patterson-Herndon asked staff to verify what the sales-tax revenue with this type of use versus retail and restaurant use types.

Mr. Altobelli and Ms. Mecke advised they would obtain that information for the Commission when the project comes before them on January 3rd.

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to recommend tabling the request to the January 3rd Planning & Zoning Commission Meeting per the applicant's request. The vote was unanimous.

23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to amend Planned Development-General Commercial/Multiple Family – High Density (PD-C-2/MF-2) (Ord. No. 648-2014) in order to amend existing multifamily residence development standards. Located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Applicant: Brian Bischoff / Q Seminole Anna Town Center, LP

Ms. Mecke gave a brief presentation.

The Public Hearing was opened at 7:35 p.m.

Mr. Jack Rowe gave a brief presentation on behalf of the applicant.

Commissioner Patterson-Herndon asked for verification that there would be visitor parking.

Mr. Altobelli verified that there would be visitor parking and that the applicant is meeting all zoning requirements as it relates to such.

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

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

- B) Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Concept Plan.

Ms. Mecke gave a brief presentation.

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

C) Consider/Discuss/Action on a recommendation regarding the Anna Town Center, Block A, Lot 5R, Preliminary Replat.

Ms. Mecke gave a brief presentation.

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

25. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding a request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot (SF-E) to SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and Restricted Commercial District (C-1). Applicant: Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC.

Ms. Mecke gave a brief presentation.

Commissioner Ogan asked for clarification on the temporary zoning of SF-E – Large Lot.

Ms. Mecke advised that when the property was annexed into the City, it was provided with the SF-E zoning until the property is developed.

The Public Hearing was opened at 7:52 p.m.

Mr. Kevin Stuckey and Mr. Ashton Miller with McAdams provided a brief presentation.

Commissioner Rubits asked for clarification on the location of the entrance to the commercial part of the proposed development.

Mr. Miller advised.

Commissioner Patterson-Herndon asked about amenities and what would be provided.

Mr. Altobelli advised they would provide trail connectivity and that there is a park adjacent to the site.

Ms. Ruthie Poole, residing at 10024 Slater Creek Road, spoke in opposition and advised her reasons were due to fears that the applicant was trying to place too many homes on the site, the applicant only cares about quantity not quality, increased traffic, and decreased home values.

Ms. Michelle Andrews, residing at 9893 Slater Creek Road, spoke in opposition and advised her reasons were due to fears that the new residents would use their private road, that they pay for, as access into their neighborhood, and that the applicant only cares about quantity and not quality. Ms. Andrews also expressed concerns about drainage.

Mr. Altobelli clarified to the Commission and the residents in the audience that there are no proposed connection points to the Slater Creek private road.

Mr. James Oglesby, residing at 10028 Slater Creek Road, spoke in opposition and advised that his reasons were due to fears that drainage would become a problem when and if it is pushed across the road and on to his property, and visibility issues from the Slater Creek private road to get out on W. White Street. Mr. Oglesby also asked what type of fencing would be placed around the subdivision.

Mr. Stuckey advised that they would be placing a 6' cedar fence around the property.

Mr. Altobelli also advised that it is part of city staff review to ensure a 15' to 25' visibility triangle to ensure visibility on to W. White Street.

The Public Hearing was closed at 8:17 p.m.

A motion was made by Commissioner Ogan, seconded by Commissioner Grady to recommend approval of the zoning request. The vote was 3-1 with Commissioner Patterson-Herndon voting against the zoning request.

B) Consider/Discuss/Action on a recommendation regarding the LuxNova Residential & Commercial, Concept Plan.

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Grady, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The vote was 3-1 with Commissioner Patterson-Herndon voting against the Concept Plan.

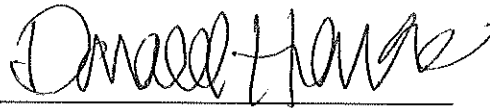
26. Workshop: Provide feedback for proposed development Crystal Park.

Mr. Altobelli gave a brief presentation and introduction of Bloomfield Homes.

Mr. Jim Douglas, from Bloomfield Homes, provided a brief presentation of their proposed project and advised that they are currently working with staff before making a formal submittal.

Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:35 p.m.



Donald Henke
Planning and Zoning Commission Chairman

ATTEST:

