

**MINUTES
PLANNING AND ZONING COMMISSION
December 2, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on December 2, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:02 pm.

Members present were Daniel Moody, Don Callaham, Wayne Barton, Alonzo Tutson, Donald Henke, and Danny Ussery. Leslie Voss was absent. Staff present were Ross Altobelli, Ashley Stathatos, Lauren Mecke, Olivia Heard and Clark McCoy.

2. Invocation and Pledge of Allegiance

Commissioner Callaham 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.

There were no citizen comments.

Mr.Altobelli introduced the new city employees Lauren Mecke and Olivia Heard.

4. Consider/Discuss/Action on recommendation regarding the Development Plat for Enox RV Addition, Block A, Lot 1. Applicant: Mary Enox

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The development plat is proposing a recreational vehicle storage on one lot located on the north side of County Road 419, 1,025 feet north of Country Road 421. The tract of land is located within the City of Anna's ETJ.

Chairman Tutson questioned if Keith Lane would be widened in the future. Mr.Altobelli responded that Keith Lane is a private drive, with the intention to remain so.

A motion was made by Commissioner Henke, seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

5. A) Conduct a public hearing to consider public comments on a request to rezone 2.7± acres located at the southwest corner of Leonard Avenue and Sharp Street from Planned Development-Single-Family Residence-60/Single-Family Townhome (PD-SF-60/SF-TH) to Planned Development-Restricted Commercial (PD-C-1) with modified development standards. Applicant: Carrillo Engineering, LLC

Ms.Stathatos gave a presentation about the proposed zoning. Staff recommended the approval of the rezoning of 2.7 acres at the southwest corner of Sharp Street and Leonard Avenue from Planned Development for Anna Town Square to Planned Development Restricted Commercial to allow for the Children's Lighthouse addition. Staff believes there is a need for an additional daycare in a growing community. The location of a daycare next to an elementary school is convenient for parents with children of multiple ages. Anna Town Square has many families that can benefit from restricted commercial use near to activity centers. Leonard is designed to be a major arterial roadway and Sharp is designed to be

a neighborhood collector street. These road way classifications are consistent with the proposed land use.

Tim McNutt presented as the applicant for The Children's Lighthouse. Children's Lighthouse is known for its high-quality construction and will provide jobs for 25-35 people. Remaining property would only be used for a specific set of commercial purposes. A daycare is a good fit for this area because it is located close to Harlow Elementary.

Chairman Tutson opened the public hearing at 7:40 pm.

Commissioner Callaham inquired about the anticipated maximum capacity of children in the center, as well as, the quantity of grade school age children. The answers were, respectively, 200 and unknown.

Commissioner Barton commented that the traffic study did not address traffic movement, but parking spaces. Commissioner Barton elaborated that most traffic studies are done using one-hour intervals which would mean a total of 160 movements for a school of 200 and around 169 movements during an evening period of 4:30-6:30pm. Commissioner Barton wanted to speak with the traffic engineer of the Lighthouse study, but she was unavailable. Additionally, the Commissioner asked if the daycare would have students from other schools attending, and if so, would so shuttle busses be operating.

Commissioner Ussery inquired about the use of the remaining land on the property, to which the applicant stated the land is required to be rezoned now per the requirements of the loan. Commissioner Ussery wondered why the building couldn't already be built.

Commissioner Moody asked if a study had been completed to show that there is a need for a child care facility. He commented that often changes happen and citizens are not solicited for what they want. The applicant responded that on August 28, there was a meeting with the HOA which was largely focused on irritation with the developer, and concerns were not directed at Children's Lighthouse specifically. Commissioner Moody wanted to know if there was a way the community could have a voice.

Commissioner Callaham commented that in the traffic count it shows 25 traffic movements in the morning. Both he and Commissioner Barton were concerned that the traffic study was comparing 15 mins with a one-hour period.

Commissioner Henke asked the applicant if this was the same presentation as last time. The applicant said it was an updated slideshow to address new questions. The applicant added that traffic should work itself out as the road is built out, as well as mentioned a daycare is a complementary use to the community.

Ms.Stathatos wanted the room to keep in mind the growth of the community. She noted that as a City Employee, she frequently receives calls asking for a list of daycares and hears that citizens are often on waiting lists or must take their children outside of the community.

Commissioner Barton responded to Ms.Stathatos' comment saying that a new daycare had been approved on White Street, in addition to zoning approval near Rattan Elementary School for a day care and nothing has moved forward in either location, so he questions if there is such a great need.

The applicant then commented that their intent was to build immediately, not to hold the land.

Georgette King 2423 Thayne Drive spoke to the commission stating that she had an issue finding daycare when she first moved here and is still on a waiting list. She needs a facility to drop her child at before work and believes other families need this amenity as well. She believes it is convenient, time saving, and would allow her child to safely walk from the elementary school to the daycare.

Chad Barns 2205 Caroline Street doesn't think the city is ready for this project. He is worried about traffic that is already backed up. He felt the topic could be further discussed if road improvements were made first.

Scott Intrieri 611 Haven Drive was also worried about the traffic and stated the traffic study was out of date. He has two children in school and has witnessed the dangerous driving conditions when students are being dropped off and picked up and believes a daycare would only add to the problem. Additionally, he was concerned with a commercial property next to the school particularly if it remained unoccupied for a large period of time. Commercial uses should be in the front of the development by the entrance.

Susan Noland 2106 Evelyn Circle was opposed but did not speak.

Tammy Snowden 2217 Nuehoff Drive felt she was misled by the developer, that the area would remain zoned for housing and they moved to be away from commercial property. She was concerned about the yards and sprinkler heads being torn up by school traffic.

Susan Marchand 639 Brook Dr. felt the Lighthouse would be a good addition to Anna but should go in the designated commercial space of the subdivision. She did not believe parents would want their children to walk from the elementary school to the daycare and was concerned about traffic.

Mr. Altobelli stated that Sharp street is not on the city's thoroughfare plan, but the city is in the process of updating the plan. Leonard will be built out as development occurs on both sides.

Citizens then spoke out from the seating area questioning when the road would be expanded. Ms. Stathatos answered that Sharp is a collector street that would be built out at once in order to be less costly and intrusive. The citizens also claimed until the road was developed all the way to 455 there would be no traffic relief. Ms. Stathatos stated there would be some relief.

The citizens further urged the Commissioners to be aware of the impact of this decision. Chairman Tutson assured them they were listening.

Chairman Tutson closed the public hearing at 8:00 pm.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 2.7± acre from PD-SF-60/SF-TH to PD-C-1 with modified development standards.

Commissioner Ussery felt other properties were better suited for commercial and noted a middle school was planned to be built south of the existing elementary school in 2023 which would cause additional traffic issues.

Commissioner Callaham expressed that most citizens are in opposition.

Commissioner Henke said multi family could move in the area as a comparison to traffic impact.

Chairman Tutson mentioned a recent visit to Oak Point, a very similar location to what Anna Town Crossing will be. Oak Point had a traffic officer and traffic did back up at first but that was part of growth. He asked if there would be speed bumps or traffic cushions considering the proposed middle school. Additionally, he articulated that he had heard the disappointment with the Anna Town Square developer and wanted to send a message that standards in Anna have changed. He was disappointed with the daycare presentation and said he had not been given enough information. Chairman Tutson asked that the Commissioners vote individually.

Commissioner Barton asked if the item could be tabled.

Commissioner Callaham asked that consideration be given that the citizens had already come out twice.

Chairman Tutson preferred not to table.

A motion was made by Commissioner Barton, seconded by Commissioner Callaham to deny approval of the proposed zoning change. The vote was in favor of denial 5-1 with Commissioners Barton, Callaham, Tutson, Ussery, and Moody voting yes and Commissioner Henke voting no.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Children's Lighthouse Addition, Block 1, Lots 1 & 2, associated with the rezoning request.

A motion was made by Commissioner Callaham, seconded by Commissioner Ussery to take no action on the concept plan considering the previous vote. The vote was in favor to take no action 5-1 with Commissioner Barton, Callaham, Tutson, Ussery, and Moody voting yes and Commissioner Henke voting no.

6. A) Conduct a public hearing to consider public comments on a request to rezone 223.0± acres located on the north side of Hackberry Drive, 480± feet west of Ferguson Parkway from Single-Family Residential - Large Lot (SF-E) to Planned Development-Single-Family Residence-60/Restricted Commercial District (PD-SF-60/C-1) with modified development standards. Applicant: Bloomfield Homes

Mr. Altobelli gave a presentation about the proposed zoning.

Chairman Tutson opened the public hearing at 8:25 pm.

Jim Douglas of Douglas Properties presented as the applicant. His presentation consisted of a concept plan rendering, examples of community design and appearance, and housing features and amenities such as trails and playgrounds. He noted that the property was in the ETJ and the Commission's decision would be depending upon approval of the annexation.

Chairman Tutson closed the public hearing at 8:31 pm.

Commissioner Barton complemented Mr. Altobelli's work on the staff reports for this meeting and asked the developer about lot variation.

The developer was present to answer questions. He informed the room that Bloomfield home lot sizes vary from 50-75 feet in width to create an ascetically pleasing custom feel. He has been working in Anna since 2010 and was excited to continue in the community.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 223.0± acres from SF-E to PD-SF-60/C-1 with modified development standards.

A motion was made by Commissioner Henke, seconded by Commissioner Callaham to approve the rezoning request. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Meadow Vista, associated with the rezoning request.

Commissioner Callaham asked Mr. Altobelli what would change in the concept plan during the development stage. Mr. Altobelli didn't believe there would be much room for change.

A motion was made by Commissioner Callaham, seconded by Commissioner Moody to recommend approval of the concept plan. The vote was unanimous.

7. A) Conduct a public hearing to consider public comments to rezone 20.8± acres located on the west side of State Highway 5, 1,420 feet south of West White Street from Agricultural District (AG) to Planned Development-Multiple-Family Residential - High Density (PD-MF-2) with modified development standards. Applicant: Anna 21, LLC

Mr. Altobelli gave a presentation about the proposed zoning. Staff has been working with the applicant on the concept plan and the applicant has asked to table until the January meeting. The location had been denied previously by City Council.

Commissioner Callaham asked if changes had been made from the previous submission to address City Council concerns. Chairman Tutson clarified that questions about density and unanswered questions caused the City Council to deny the initial request.

Chairman Tutson opened the public hearing at 8:42 pm.

A motion was made by Chairman Tutson to table until January 6, 2020 at 111 N. Powell Parkway at 7:00pm, seconded by Commissioner Callaham. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 20.8± acres from AG to PD-MF-2 with modified development standards.

A motion was made by Commissioner Callaham to table the agenda item until January 6, 2020 at 111 N. Powell Parkway at 7:00 pm, seconded by Commissioner Ussery. The vote was unanimous.

8. A) Conduct a public hearing to consider public comments regarding a request to rezone 10.0± acres located at the northeast corner of Collin County Outer Loop and Country Road 418 from Single-Family Residential - Large Lot (SF-E) to Light Industrial District (I-1) with a Specific Use Permit (SUP) for a permanent concrete batching plant. Applicant: Tony Strickland

Mr. Altobelli gave a brief presentation and answered questions from the Commission. Mr. Altobelli could not determine why the land wasn't properly rezoned when annexed, but the batch plant has been there for quite some time. The applicant is asking for proper zoning to keep the plant on the site.

Commissioner Henke commented a batch plant would be needed during all the development that was happening in the City but would probably not remain after the city develops further.

The applicant, Nelson Brothers Ready Mix, presented to the board that the plant had been in this location for 10 years and was involuntarily annexed in 2014. They found out zoning changes were required when trying to make improvements on the site.

Commissioner Callaham recused himself from voting.

Chairman Tutson opened the public hearing at 8:59 pm.

James and Patty Houston 8974 CR 418 had question regarding the permit request and how it would affect them as the closest neighbors to the plant. They wanted to ensure that the plant would be brought up to high quality standards. Commissioner Barton asked for clarification of the citizens concerns, which were the 24-hour operating hours, noise, and dust pollution.

Commissioner Moody inquired if restricted hours would harm the Nelson Brothers business. The applicant very strongly believed it would and they were already planning to address the dust problem.

Chairman Tutson closed the public hearing at 9:15 pm.

A stipulation was proposed where the applicant would have 6 months to have all trucks operating on concrete surfaces, and it was agreed upon by the Owner, Staff and Planning and Zoning Commission to address the dust problem.

Commissioner Ussery noted his uncomfortableness.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 10.0± acres from SF-E to I-1 with a SUP for a permanent concrete batching plant.

A motion was made by Commissioner Barton to approve the zoning change with the stipulation of concrete operating surfaces within 6 months from the City Council approval. The vote was unanimous with Commissioner Callaham abstaining.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, NBR-Anna, Block A, Lot 1, associated with the rezoning request.

Commissioner Barton clarified that the concept plan was showing the existing conditions as is.

A group of citizens spoke from the room wanting to know what this would do to their homes. Staff and Commissioners said the plant would have to comply with improvements, such as screening and landscaping, so that the citizens would be better off.

A motion was made by Commissioner Barton to approve with the stipulation of concrete operating surfaces within 6 months from the City Council approval, seconded by Commissioner Moody. The vote was unanimous with Commissioner Callaham abstaining.

9. Consider/Discuss/Action on recommendation regarding the 2020 submittal calendar.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The calendar will be available for applicants, Commissioners, and Council to understand the submittal process Mr. Altobelli commented he would be strict about getting comments returned in a timely manner.

Commissioner Barton responded that he had often been unsure about meetings that fell on holidays, so this calendar was a great help.

A motion was made by Chairman Tutson, seconded by Commissioner Moody to recommend approval of the submittal calendar. The vote was unanimous.

10. Discuss updated city applications and checklists for plans and plats.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The paperwork and checklist were simplified and given uniformity.

Commissioner Barton and Chairman Tutson thanked Mr. Altobelli for his efforts.

11. Consider action to approve minutes of the November 4, 2019 Planning and Zoning meeting.

A motion was made by Commissioner Ussery to approve the minutes, seconded by Commissioner Callaham. The vote was unanimous.

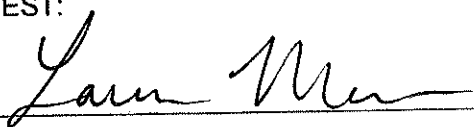
12. Adjourn

A motion was made by Commissioner Callaham seconded by Commissioner Ussery to adjourn the meeting. The vote was unanimous. The meeting adjourned at 9:35 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:



Lauren Mer