

**MINUTES
PLANNING AND ZONING COMMISSION
February 3, 2020**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on February 3, 2020, 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 Don Callaham, Wayne Barton, Alonzo Tutson, Leslie Voss and Danny Ussery with Daniel Moody and Donald Henke absent. Staff present were Ross Altobelli, Lauren Mecke, and Olivia Heard.

2. Invocation and Pledge of Allegiance

Commissioner Barton 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.

Kevin Toten, 2800 Pecan Grove Drive, addressed the Commission stating that the Planning and Zoning Board was a seven-member board that reviews plans and plats for recommendation of approval. Any board member that is absent from three or meetings without justification should step down from the position. Council members are elected and chose the board members. He asked that the Commissioners look at their schedules and resign if they can't be committed to becoming a strong P&Z board in a growing city.

Commissioner Henke arrived at 7:06 pm.

4. Consider/Discuss/Action on recommendation regarding the Enox RV Addition, Block A, Lots 1 and 2, Development Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extraterritorial jurisdiction. The purpose of this development is to show existing and proposed improvements to a RV storage and parking site. The property owners had previously brought the southern portion of the property before the commission for a RV storage development. They are now showing both portions of the RV park on this Development plat.

Commissioner Henke confirmed with Mr. Altobelli that the property was in the ETJ.

A motion was made by Commissioner Voss seconded by Commissioner Callaham to recommend approval of the development plat. The vote was unanimous.

5. Consider/Discuss/Action on recommendation regarding the Sugar Hill RV Ranch Development Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extraterritorial jurisdiction. The purpose of this development is to show existing and proposed improvements to a RV parking site. The layout was reviewed by staff and meets design and subdivision guidelines.

Commissioner Henke stated that in the City's subdivision regulations two points of access are required.

Mr. Altobelli confirmed that the property owner was proposing two points of access, with one gated entrance.

Commissioner Ussery questioned how many spaces were proposed.

Commissioner Henke asked if the property was being consolidated to one lot, and if so, would it require a replat.

Mr. Altobelli clarified that it was a consolidation of over a minimum of five acres, so there was no need to replat.

Commissioner Henke reiterated that when a lot is large enough a replat is not required.

The applicant was present to respond to Commissioner Ussery's question about the number of lots, stating that there would be 78.

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

6. Consider/Discuss/Action on recommendation regarding the Avery Pointe Phase 6, Final Plat.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. The Final Plat was recommended for approval by staff as submitted.

Commissioner Barton asked about the shown Hackberry drive veering off to the north and its consistency with the adjacent Bloomfield development.

Mr. Altobelli affirmed that it is consistent with adjacent plans and has been purchased and dedicated by the Avery Pointe developers.

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

7. A) Conduct a public hearing to consider public comments regarding a request by Patrick Filson, P.E., the representative for Dr. Uma Chintapalli, the owner of the property. The property is currently zoned Single-Family Residential-Large Lot (SF-E). The applicant requests to replace the existing zoning to a proposed Restricted Commercial (C-1) to allow for commercial uses, such as retail and restaurants with drive-through service.

Mr. Altobelli gave a brief presentation and answered questions from the Commission. To the north of the property are Commercial 2 and Single-Family Residence zoning districts, to the south, is a

vacant SF-E lot, and across State Highway 5 are a religious building, existing homes, and new multifamily development. There is a water body to the south that is identified as parkland. The proposed development meets multiple sections of principles: allowing for job opportunities, creating a growing economy, and adding family-oriented restaurants and retail-oriented businesses to the community. Staff concerns were the nearby residences. The applicant understands these concerns and has agreed to C1 zoning which includes regulations to minimize the effect to nearby residents. There are regulations that site design will need to meet to protect adjacent residences. The site plan is illustrated to show the maximization of the property but can be revised in the development stage.

Commissioner Henke asked what the master plan shows for surrounding residential properties.

Mr. Altobelli responded that it is a dense urban product and an established neighborhood. He does not foresee the homes going anywhere.

Commissioner Henke stated that Interurban street is a dead end and he was surprised Fire wasn't requiring a public street.

Mr. Altobelli responded that at the time of development, public works can address the improvements needed. He further clarified that this was a concept plan that was reviewed by the various departments with the understanding that improvements can be discussed when development plans come in.

Commissioners were concerned about drivers using the parking lot to exit Interurban street.

Commissioner Henke confirmed with staff that they were only voting on the zoning change at this time and expressing additional concern about a nearby quarry.

Commissioner Ussery asked for clarification on the definition of Restricted Commercial (C-1) zoning.

Mr. Altobelli stated it is for neighborhood services, not necessarily for regional traffic, but the site will receive regional traffic because of the proximity of State Highway 5.

Commissioner Barton noted that he would like to keep traffic on State Highway 5, instead of Interurban street, to preserve the neighborhood.

Mr. Altobelli suggested that a lighter use connection could be explored so that the neighborhood is not inadvertently cut off from the commercial services.

Commissioner Barton expressed interest in hearing the opinion of nearby residents.

Mr. Altobelli reminded the commission that change of zoning notices were sent to residents within 200 feet, and no responses had been received.

The public hearing opened at 7:30 pm.

Patrick Filson, P.E., the applicant, spoke to the commission stating that zoning is step one in the process to find the highest and best use for the property and to put it on the market. He expressed that many valid points have been made by commissioner discussion and the developers have had conversations with the city about connectivity. They are interested in keeping traffic on State

Highway 5, as well. The owner of the property is an urgent care clinic physician who plans to locate her practice on the site.

Chairman Tutson closed the public hearing at 7:32 pm.

B) Consider/Discuss/Action on a recommendation regarding the request to rezone 4.3 ± acres from Single-Family-Residential – Large Lot (SF-E) to Restricted Commercial (C-1).

Commissioner Henke stated that we are never going to see SF-E (Single-Family Estate zoning) along State Highway 5, so this is the best use.

Commissioner Barton agreed with staff that C-2 wasn't appropriate for the location, but Restricted Commercial (C-1) is a good use.

Chairman Tutson thanked staff for their responses and information.

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

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, Buzz Center Addition, Block A, Lot 1 associated with the rezoning request.

Barton questioned the northeast connection on the property and asked if they could place a condition on the approval that further study will be required.

Mr. Altobelli responded that Interurban Street is a commercial street, so it meets requirements. However, when a development plan comes in, he will listen to the council's concerns about restricting access.

Commissioner Callahan stated that Interurban Street is currently 60ft. wide.

Mr. Altobelli confirmed that Interurban Street does currently have a right of way to support commercial traffic. Restrictions cannot be legally placed on the developer because they do have the appropriate existing driveway.

Chairman Tutson stated that the applicant was present to relay their concerns to the property owner.

A motion was made by Commissioner Callahan seconded by Commissioner Voss to recommend approval of the concept plan. The vote was unanimous.

8. Consider/Discuss/Action on a recommendation regarding the Buzz Center Addition, Block A, Lot 1, Preliminary Plat.

Mr. Altobelli gave a brief presentation and answered questions from the commission. Presented was a preliminary plat showing proposed easements to aid engineering. It is subject to change upon development plans.

Commissioner Henke and Commissioner Ussery expressed concern over the creek and drainage on the property.

Mr. Altobelli assured the commission this will be addressed by the applicant; improvements will be made to make sure there is no negative draining situation.

Commissioner Barton commented that staff will make sure all draining requirements are met.

A motion was made by Commissioner Henke seconded by Commissioner Callahan to recommend approval of the preliminary plat. The vote was unanimous.

9. Consider/ Action to approve minutes of the January 06, 2020 Planning and Zoning meeting.

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

Chairman Tutson acknowledged the present Police Department staff.

Mr. Altobelli announced that the State of the City presentation is next Tuesday (February 11, 2020) at 6:00 pm and invited all to attend.

10. Adjourn

A motion was made by Commissioner Callahan seconded by Commissioner Tutson to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:45 pm.


Wayne Barton
Planning and Zoning Commissioner

ATTEST:

