

MINUTES
PLANNING AND ZONING COMMISSION
September 9, 2019

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on September 9, 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 7:11 pm. Members present were Don Callaham, Wayne Barton, Alonzo Tutson, and Leslie Voss. Daniel Moody, Donald Henke, and Danny Ussery were absent. Staff present was Ashley Stathatos and Alexis Vanderslice.

2. Invocation and Pledge of Allegiance

Mr. Barton gave the invocation and Mr. Tutson led the Pledge of Allegiance.

3. Consider/Discuss/Action on recommendation regarding the Inc Cube Site Plan.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The site plan is for the City's Inc Cube building located at 312 N Powell Pkwy. The site contains approximately 0.359 acres of land that is zoned under PD 584-2012 as part of the Downtown Redevelopment District. They are submitting the site plan in order to show the changes to the property due to TX DOT's acquisition of a substantial part of their ROW. The previously existing structure will stay intact, but four parking spots will need to be removed.

The Commission asked Staff if the building will be considered as a legal, non-conforming use, which it will be.

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

4. Consider/Discuss/Action on recommendation regarding the Clifford Gomes Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is specifically located at 11143 County Road 505. The tract is in the Thomas Mcclanahan Survey, Abstract No. 560 and contains 2.5 acres of land. The owner is proposing to put a new home and metal building on the property.

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 Ornelas Estates Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is generally located on the North side of Grasshopper Ln, off of County Road 426. The tract is in the Robert Whitaker Survey, Abstract No. 1011 and contains 0.975 acres of land. The owner is proposing to put a new home, garage, RV Canopy, Storage building, and possible mobile home on the property.

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

6. Consider/Discuss/Action on recommendation regarding the Pennington Addition Development Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is specifically located at 10285 County Road

505. The tract is in the W. J. Anglin Survey, Abstract No. 25 and contains 21.996 acres of land. The owner is proposing to put an additional home, barn, and shed on the property.

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

7. Consider/Discuss/Action on recommendation regarding the Green Meadows Final Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The final plat is located in the Z.F. Lister Survey, Abstract No. 546. The plat contains approximately 35.056 acres covering a section of land East of Highway 5 and South of County Road 1106 that will consist of 120 residential lots and 8 open space lots. It was noted that this plat was preliminary platted before the subdivision regulations were changed, so they are not required to follow the new standards.

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

8. A) Conduct a public hearing to consider public comments regarding a request by Randall Scott Architects, the representative of the property. The property is currently zoned as Commercial (C-1). The applicant requests to replace the existing zoning with a new, Commercial Planned Development that will have a base zoning of CBRD for the new City Hall building. The section of property is located between Highway 5 and Riggins St, and between Fifth St and Seventh St.

The public hearing was opened at 7:30 pm.

Ashley Stathatos gave a brief presentation to the Council about what was being proposed in the Planned Development.

David Hendricks asked about the future development and plans for 7th street. He was curious when the steel mill will be removed and when the new comprehensive plan will be done.

The public hearing was closed at 7:50 pm.

B) Consider/Discuss/Action on a recommendation regarding the request by the applicant and owners of the property to replace the existing zoning with a Commercial Planned Development zoning.

A motion was made by Commissioner Callaham, seconded by Commissioner Tutson to recommend approval of the Planned Development zoning. The vote was unanimous.

9. Consider/Discuss/Action on recommendation regarding the Anna Municipal Complex Addition Preliminary Plat.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The Anna Municipal Complex Addition preliminary plat contains 8.241 acres located in the Henry Brantley Survey, Abstract No. 71. This tract is located between Highway 5 and Riggins St, and between Fifth St and Seventh St. The preliminary plat is for one lot which will house the new City Hall building, Fire Station, and an additional future building. The tract of land is zoned as a Planned Development with a base zoning of CBRD.

Commissioner Barton confirmed with staff that the metal building that is shown as existing on the plat would be removed.

A motion was made by Commissioner Voss, seconded by Commissioner Callaham to approve the preliminary plat. The vote was unanimous.

10. Consider/Discuss/Action on recommendation regarding the City Hall Site and Landscape Plan.

Ms. Stathatos gave a brief presentation and answered questions from the Commission. The site and landscape plan is located between Highway 5 and Riggins St, and between Fifth St and Seventh St (the future Block A, Lot 1 of the Anna Municipal Complex Addition). The site contains approximately 8.241 acres of land that are zoned by a Planned Development with a base zoning of CBRD. They are proposing the new 24,600 SF City Hall building, a 15,500 SF Fire Station, and another additional building at a future date.

A motion was made by Commissioner Barton to approve the site and landscape plan as presented that it is the initial phase of the plans and additional development will require a new site and landscape plan be brought forth before any future phase be developed. This motion was seconded by Commissioner Tutson. The vote was unanimous.

11. Consider/Discuss/Action on recommendation regarding a Site and Landscape Plan for Neighborhood Credit Union located at Block A, Lot 6 of the Wal-mart Anna Addition.

Ms. Stathatos gave a brief presentation including the history of the property and why it was tabled last meeting. She went over the changes to the drive access that were brought up at the previous meeting and answered questions from the Commission. The site and landscape plan is located at Block A, Lot 6 of the Wal-mart Anna Addition. The site contains approximately 1.58 acres of land that are zoned PD for commercial uses. They are proposing a new 1,990 SF Credit Union.

Commissioner Barton put on record that he appreciated the applicant's cooperation with changing the access drive and moving the dumpster on the site away from the entrance to the building.

A motion was made by Commissioner Barton, seconded by Commissioner Callahan to approve the site and landscape plan. The vote was unanimous.

12. Consider/Discuss/Action on recommendation regarding a Site and Landscape Plan for the Anna Day Care located at 1229 W White St.

Ms. Stathatos gave a presentation about the property and the history of the project. This site and landscape plan is located at 1229 W White St. The site contains approximately 1.185 acres of land that is zoned a SUP for a daycare use. They are proposing a new 8,425 SF Day Care. Unfortunately, the building permit for this site was issued by previous staff before a site and landscape plan had been approved. The applicant, Kevin Patel, had inquired about cutting down some trees near the project, which was when it was discovered that no tree survey, site plan, landscape plan, or building elevations had been approved. The applicant was required to submit a site and landscape plan for approval before a certificate of occupancy would be issued for the property. Since several trees were cut down without approval or without a tree survey, a stop work order was given to the project until a tree survey and mitigation plan was approved. The site and landscape plan that was brought before the commission did not meet the City's zoning standards because the dumpster pad was not screened on all sides with evergreen shrubs. Since the project was already underway, the applicant stated that to do the shrubs would mean he would have to lose one parking space and then would be in non-compliance over the parking.

Kevin Patel addressed the commission stating that he has done over 70 daycares and has also done a Taco Bell in Anna. He apologized for cutting down the trees without authorization and stated that since then, he has worked with the City to meet their standards. He then addressed several questions from the Commissioners.

Commissioner Barton asked him how many of those 70 daycares required site plans and if the Taco Bell required a site plan and Kevin responded that he was not sure.

There was much discussion amongst the commissioners about the events that had transpired and several statements that the applicant, as a developer, should know the building process of a City. They stated that he should be held to the same zoning standards as everyone else, regardless of the history of the project.

The Commission also discussed various options to allow for the shrubs to be placed around the dumpster, while still requiring the same amount of parking spots, in order to bring the plan in to compliance.

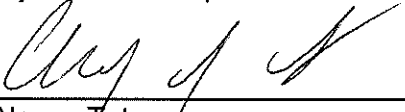
Due to the complexity of the situation and the Commission's request for more information, a motion was made by Commissioner Barton to table the item until such date as can be mutually agreed upon by the Planning and Zoning Commission and Staff for an executive session and a public portion of the meeting to consider, discuss, and act on the site and landscape plan. The motion was seconded by Commissioner Callaham and the vote was unanimous.

13. Consider action to approve minutes of the August 5, 2019 Planning and Zoning meeting.

A motion was made by Commissioner Voss, seconded by Commissioner Tutson to approve the August 5, 2019 meeting minutes. The vote was unanimous.

14. Adjourn

A motion was made by Commissioner Callaham, seconded by Commissioner Voss to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:54 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: