

**MINUTES
PLANNING AND ZONING COMMISSION
July 1, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 1, 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 7:35 pm. Members present were Daniel Moody, Wayne Barton, Alonzo Tutson, Leslie Voss, and Danny Ussery. Donald Henke and Don Callaham were absent. Staff present was Maurice Schwanke, Alexis Vanderslice, and Ashley Stathatos.

2. Invocation and Pledge of Allegiance

Mr. Schwanke gave the invocation and led the Pledge of Allegiance.

3. Consider/Discuss/Action on recommendation regarding the Custis Estates Development Plat.

Mr. Schwanke 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 8578 Trails End Ln. The tract is in the Thomas McClanahan Survey, Abstract No. 560 and contains 5.008 acres of land. The owner is proposing to put a new mobile home and shop on the property.

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

4. Consider/Discuss/Action on recommendation regarding the Turbyfill Addition Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located generally on the North side of County Road 177. One of the proposed lots within the plat has an address of 5150 County Road 177. The tract is in the Joseph Mitchum Survey, Abstract No. 590 and the John L. White Survey, Abstract No. 104. It contains 7.382 acres in total and will contain 2 lots.

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

5. Consider/Discuss/Action on recommendation regarding the Altice/Suddenlink Addition Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located in the Granderson Stark Survey, Abstract No. 798. The plat contains approximately 0.936 acres covering a section of land at 921 South Powell Pkwy. The plat contains one lot.

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

6. Consider/Discuss/Action on recommendation regarding the Wal-mart Anna Addition Block A, Lots 2R and 3R Replat of Block A, Lots 2 and 3.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The replat is located in the Thomas Rattan Survey, Abstract No. 782. The plat contains approximately 2.1094 acres covering a section of land at the Northeast corner of Highway 75 and White St (FM 455). This is a replat of Block A, Lots 2 & 3 of the previously approved final plat in order to add additional easements.

A motion was made by Commissioner Moody, seconded by Commissioner Voss to recommend approval of the replat. The vote was unanimous.

7. A) Conduct a public hearing to consider public comments regarding a request by Brian Bischoff, the owner of the property. The property is currently zoned as a Commercial Planned Development. The applicant requests to replace the existing Zoning with a revised Commercial Planned Development that will allow for a canopy for individuals who are processing orders at a restaurant drive-thru. The structure will be within the Front Building Setback. The section of property is located on the Northeast corner of Highway 75 and White St (FM 455).

The public hearing opened at 7:55 pm.

Mr. Schwanke gave a brief explanation of the changes proposed in the Planned Development and why the Staff supports the zoning change. He answered questions from the committee.

Brian Burger, the representative from Burger Engineering, explained the design of the canopy and why it is needed for the employees. He made himself available for questions and stated that they are willing to work with the City with any concerns they may have.

Lynn Bryan asked if they could make the canopy look less like a car wash. Brian replied that the design is standard, and the roof is designed to accommodate heaters and fans for the employees.

Kelly Patterson-Herndon asked if they could put plants on top of the canopy. Brian replied that the design is not meant to sustain something like that and would affect the heaters and fans that are installed for the employees.

Nathan Bryan asked if they could wrap the columns in stone or if it would be a space issue. Brian said it shouldn't be a problem to wrap the columns.

The public hearing closed at 8:07 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 revised, Planned Development zoning.

After much discussion, a motion was made by Commissioner Barton to approve the Planned Development with an amendment that they wrap the columns for the canopy in stone, that will match the building. The motion was seconded by Commissioner Moody. The vote was unanimous.

8. Consider/Discuss/Action on recommendation regarding a site and landscape plan for Chick-fil-A located at Block A, Lot 4 of the Wal-mart Anna Addition.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is located at Block A, Lot 4 of the Wal-mart Anna Addition. The site contains approximately 1.4823 acres of land that are zoned PD for commercial uses. They are proposing a new 4,996 SF Chick-fil-A restaurant.

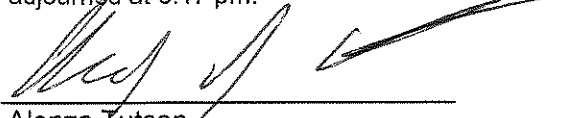
A motion was made by Commissioner Tutson, seconded by Commissioner Moody to recommend approval of the site and landscape plan. The vote was unanimous.

9. Consider action to approve minutes of the June 3, 2019 Planning and Zoning meeting.

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

10. Adjourn

A motion was made by Commissioner Ussery, seconded by Commissioner Moody to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:17 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

