

**MINUTES  
PLANNING AND ZONING COMMISSION  
September 10, 2018**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on September 10, 2018, 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 7:01 pm. Members present were Sandy Setliff, Don Callaham, Wayne Barton, Janine Johnson, Donald Henke, Carol Watts and Leslie Voss. Staff present was Maurice Schwanke and Alexis Vanderslice.

2. Invocation and Pledge of Allegiance

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

3. Consider/Discuss/Action on recommendation regarding "Texas Shotcrete" development plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The Texas Shotcrete development plat is generally known as 9636 County Road 419. The northern section of the property is located within our city limits, but the proposed additions are in the southern half of the property that is located within Anna's extra territorial jurisdiction. The tract is in the Hiram Brinlee Survey, Abstract No. 30 and contains 29.638 acres of land. The owner is proposing to build an office, concrete plant, and clean out area for the trucks on the property.

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

4. Consider/Discuss/Action on recommendation regarding "Pin Oaks Christian Fellowship Addition" development plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The Pin Oaks Christian Fellowship Addition development plat is located within Anna's extra territorial jurisdiction and generally known as 2620 County Road 1106. The tract is in the Robert Whitaker Survey, Abstract No. 1011 and contains 9.36 acres of land. The owner is submitting plans for the property since they recently enclosed a previous walkway to add on to their main building.

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

5. Consider/Discuss/Action on recommendation regarding "Anna Ranch" preliminary plat.

Commissioner Voss recused herself from this agenda item. Mr. Schwanke then gave a brief presentation and answered questions from the Commission. The Anna Ranch

preliminary plat contains 52.21 acres in phase one and 191.50 acres in the future phases, located in the D.E.W. Barb Survey, Abstract No. 33 and the Grandison Stark Survey, No. 798. This tract is located on the East Side of Highway 5 between the southern border of the Anna Crossing Subdivision and North of the Outer Loop. The preliminary plat is for 272 lots within phase one and three future tracts. The area is currently zoned with a PD for mixed use zoning.

A motion was made by Commissioner Watts, seconded by Commissioner Henke to recommend approval of the preliminary plat. Commissioner Barton voted no while the remaining Commissioners voted yes. The plat was approved 5-1.

6. A) Conduct a public hearing to consider public comments regarding the consideration of an amendment to classify a new use not described in the zoning ordinance (Dog Grooming).

The public hearing opened at 7:22 pm.

Mr. Schwanke gave a brief explanation of the new, proposed use and the staff's recommendations on the proposed classification and specific regulations.

The proposal for the addition for this specific use stems from a letter of intent from Bow Wow Boutique to request to occupy a building on 811 S. Interurban for use as a Dog Grooming facility for their business. The property is currently zoned C-1 for commercial use. It is the belief of the Planning department that Dog Grooming would be an appropriate use within C-1 zoning given the following parameters.

- Dog Grooming shall be defined as a retail establishment where dogs are housed within the building while services specific to grooming take place.
- A retail section may be allowed for the sale of grooming products, leashes, collars, tags, toys, treats, etc.
- No outside storage or kenneling shall be allowed.
- If the business is within a single-use building (with no other tenants), they may have a screened/fenced in area for the dogs to relieve themselves while waiting to be groomed. All dogs must be supervised at all times and on a leash while outside of the building.
- If the business is within a building with any additional tenants, all pet grooming activities shall be conducted within the building and there will be no allowance for dog clean-up stations or designated relief areas surrounding the building or parking lots.
- Dogs shall be required to be on a leash while entering and exiting the building.

The current applicants are planning on having three grooming stations, six kennels, and a small retail section for treats, toys, and grooming products. They are expected to have a total of four employees.

Danielle Chapa, Heather Cadaret, Sandy McAllister, Maria Cash-Perkins, and Mike Lake also spoke in favor of the zoning and in support of the Bow Wow Boutique.

The public hearing was closed at 7:30 pm.

B) Consider/Discuss/Action on a recommendation regarding the consideration of an amendment to classify a new use not described in the zoning ordinance (Dog Grooming).

A motion was made by Commissioner Setliff to approve the zoning request with the requested staff recommendations, seconded by Commissioner Barton. The vote was unanimous.

7. Consider/Discuss/Action on recommendation regarding "Mudpies Dog Grooming Facility" site and landscape plan.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. Danielle Chapa, representative of the property, submitted the site and landscape plan for Mudpies Dog Grooming Facility located at 811 S. Interurban St. The site contains approximately 1 acre of land that is zoned C-1. They plan to add additional office space and a dog grooming business to an existing 1,799 square foot, one-story building. They have proposed to provide an alternative live screening wall to comply with the zoning requirement for a six-foot masonry wall adjacent to the surrounding, single-family properties.

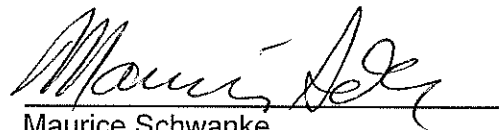
A motion was made by Commissioner Henke to approve the site and landscape plan including the living screen wall, seconded by Commissioner Callaham. The vote was unanimous.

8. Consider action to approve minutes of the August 6, 2018 Planning and Zoning meeting.

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

9. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Barton to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:39 pm.



Maurice Schwanke  
Director of Planning and Development

ATTEST:

