

**MINUTES
PLANNING AND ZONING COMMISSION
August 1, 2022**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on August 1, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:01 p.m.

Commissioners present were Kelly Patterson-Herndon, Dennis Ogan, Douglas Hermann, Michelle Clemens, and Staci Martin. Commissioners absent were David Nylec and Paul Wenzel. Staff present was Ross Altobelli, Lauren Mecke, and Salena Tittle. Also in attendance was Councilman Pete Cain and Councilman Lee Miller.

2. Invocation and Pledge of Allegiance

Commissioner Ogan 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.

Mr. Altobelli advised the Commission that the September Planning & Zoning Commission meeting will be taking place at the old city hall due to a City Council special meeting that will be taking place at the same date and time at the Anna ISD Board Room. Also, that September 6th is when the new City Hall will be open and that the Commission is welcome to stop by.

4. Location Map

Consent Items

Chairwoman Patterson-Herndon advised that she would like to pull Consent Agenda Item 5 from the Consent Agenda for discussion.

A motion was made by Commissioner Ogan, seconded by Commissioner Hermann to recommend approval of consent items 6-13. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the July 5, 2022 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lots 5 & 6, Final Plat. Applicant: Brakes Plus, LLC.
7. Consider/Discuss/Action on the Anna 455 Addition, Block A, Lot 6, Site Plan. Applicant: Brakes Plus, LLC.
8. Consider/Discuss/Action on the Anna Town Square, Block A, Lot 1, Final Plat. Applicant: Grand Anna Owner, LLC.
9. Consider/Discuss/Action on the Arden Park, Phase 1, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
10. Consider/Discuss/Action on the DHI Anna, Block A, Lots 1-3, Final Plat. Applicant: D.R. Horton – Texas, LTD.
11. Consider/Discuss/Action on the DHI Anna, Block A, Lot 1, Site Plan. Applicant: D.R. Horton – Texas, LTD.

12. Consider/Discuss/Action on the Henbest Addition, Block A, Lots 1 & 2, Replat. Applicant: Donald & Glenda Henbest.
13. Consider/Discuss/Action on the Anacapri Laguna, Block A, Lots 1 & 3, Site Plan. Applicant: Anacapri Laguna Azure, LLC.

Items for Individual Consideration

Discussion on Consent Agenda Item 5:

Chairwoman Patterson-Herndon advised that she pulled the consent item because she felt that Item No. 15 on the meeting minutes could have been a little more complete than they were.

Commissioner Ogan asked if she could be a little more specific.

Chairwoman Patterson-Herndon leaned in to show him what she was referring to.

Commissioner Martin advised staff that she felt the applicant's responses could have given more detail rather than just applicant answered.

Mr. Altobelli advised that minutes have changed over time and that minutes are now recorded for those to refer back to. He also advised that the intent for the written minutes is to give a brief description of what happened and not to be verbatim. Rather, the written minutes to be a reference guide to go back to the video if there are questions.

Commissioner Martin asked about the video in the event that the audio is not clear.

Mr. Altobelli advised that he understands using the owl speaker doesn't always pick up things clearly, but hopefully when we move into the new City Hall, the audio should be much better and clear.

Chairwoman Patterson-Herndon advised that she did not want to approve the minutes as they were presented. She suggested taking no action until the next meeting when staff can make correction.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to take no action on the July 5, 2022 Planning & Zoning Commission Meeting Minutes. The vote was unanimous.

14. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 26.2± acres on the east side of County Road 419, 370± feet north of E. Foster Crossing Road from SF-E Single-Family Residential – Large Lot to I-2 Heavy Industrial with Specific Use Permit for a permanent concrete, asphalt batching plant. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.

Ms. Mecke introduced the item. The applicant is proposing to rezone from SF-E to I-2 with an SUP for a permanent concrete batching plant. The zoning request is recommended for approval.

The Public Hearing was opened at 7:10 p.m.

The Public Hearing was closed at 7:11 p.m.

Chairwoman Patterson-Herndon asked about the zoning for the property that is listed on the appraisal district's website and that is already listed as industrial.

Ms. Mecke advised that the appraisal district's zoning listing has nothing to do with the city's zoning.

A motion was made by Commissioner Ogan, seconded by Chairwoman Patterson-Herndon to recommend approval of the zoning request. The vote was unanimous.

15. Consider/Discuss/Action on the Burnco Addition, Block A, Lot 1, Site Plan. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to recommend approval of the Site Plan. The vote was unanimous.

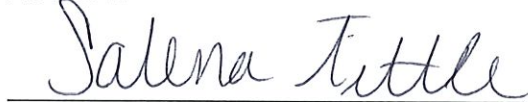
Adjourn

A motion was made by Commissioner Hermann, seconded by Commissioner Clemens to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:14 p.m.



Chairwoman Kelly Patterson-Herndon

ATTEST:



Planner II