MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on January 3, 2023, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

   The meeting was called to order at 6:59 p.m.

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

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.

   There were no speakers.

4. Location Map

Consent Items

A motion was made by Commissioner Ogan seconded by Chairwoman Patterson-Herndon to recommend approval of consent items 5-10. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the December 5, 2022 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on the M&M Estates, Block A, Lot 1, Development Plat. Applicant: Marquin Miller.

7. Consider/Discuss/Action on the Munipalle Estates, Block A, Lot 1, Development Plat. Applicant: Praveen and Praina Munipalle.

8. Consider/Discuss/Action on the Cedar Ridge Estates, Phase 1, Final Plat. Applicant: Saginaw 106, LTD.

9. Consider/Discuss/Action on the Anna Retail Addition, Block A, Lot 8R and Block B, Lot 1R, Preliminary Replat. Applicant: Anna Retail 31, LP.

10. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Preliminary Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.

Items for Individual Consideration

11. Consider/Discuss/Action on the Sky View, Block A, Lots 1-11 & Block B, Lot 1X, Preliminary Plat. Applicant: Juan Ramos / Cidrax Texas, LLC.

Mr. Altobelli introduced the item. The applicant is requesting approval of a Preliminary Plat with a waiver to the maximum cul-de-sac street length in order to subdivide the existing tract of land into multiple 1+ acre lots. The Preliminary Plat is recommended for approval.

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

12. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 82.0± acres located on the south side of E. Foster Crossing Boulevard, 195± feet east of S. Powell Parkway from Planned Development (Ord. No. 743-2017 & Ord. No. 933-2021) to Planned Development-LI-1 Light Industrial with modified development standards. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

Mr. Altobelli introduced the item. The applicant is requesting approval for a new Planned Development zoning district with modified development standards to accommodate the Holt Cat dealership and Texas First Rentals development.

Commissioner Clemens asked staff to explain a little more about the signage that is being proposed.

Mr. Altobelli described the height and location of the signs that are being proposed and what our ordinance allows.

The Public Hearing was opened at 7:08 p.m.

The applicant's representative, Nick Hobbs with BG, gave a brief presentation regarding the proposed project and the requested development standards.

Commissioner Nylec asked if any of the heavy equipment will be utilizing E. Foster Crossing.

Mr. Hobbs advised that the main ingress/egress will be Collin County Outer Loop.

Chairwoman Patterson-Herndon asked where the trash collection will be onsite.

Mr. Hobbs explained that the dumpsters will be tucked behind the building, not in street view.

Chairwoman Patterson-Herndon asked if they were going to be screened from view.

Mr. Hobbs advised that they will not be screened from view at that particular location but that the tree line along E. Foster Crossing that is being proposed will block any view from the right-of-way.

Chairwoman Patterson-Herndon asked for clarification as to why they are choosing crushed limestone instead of concrete.

Mr. Hobbs explained that the crushed limestone will hold out better than concrete will for the type of equipment that will be onsite. The type of equipment onsite will destroy concrete.

Chairwoman Patterson-Herndon asked about the dust factor with residential homes along the side of the proposed site.

Mr. Hobbs explained that they water the crushed gravel to assist with the dust factor. Mr. Hobbs also advised that will only be storing the vehicles on that side so there is not a lot of movement going on in that particular area.

Chairwoman Patterson-Herndon asked if the fuel island area was going to be solid gravel and how they would clean up any sort of spillage.

Mr. Hobbs explained that they have an environmental team that follows TCQ guidelines for cleaning any kind of spillage.

The Public Hearing was closed at 7:19 p.m.

Commissioner Clemens explained that it meets the 2050 Comprehensive Plan but her only concern was regarding signage. She explained that what they allow at this location will be setting the example for the remainder tracts along the frontage.

Chairwoman Patterson-Herndon asked staff if the signage portion of the request can be brought back up at a later time.

Mr. Altobelli explained that the city's regulations state City Council has the authority to approve any sort of signage variance. He also explained that the Commission could include it in their recommendation by recommending signage be a variance request when it goes before Council.

Commissioner Ogan asked what the plans are for the water storage tank adjacent to the site.

Mr. Altobelli advised that the city is looking into do some improvements for possibly expanding the capacity but that the water tower is not on this proposed development's tract of land. He also explained that with this proposed development, the city will be obtaining right-of-way access.

A motion was made by Commissioner Nylec, seconded by Commissioner Clemens to recommend approval of the Planned Development zoning request. The motion passed unanimously.

13. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Concept Plan. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

Mr. Altobelli introduced the item. The applicant is requesting approval of the Concept Plan associated with the rezoning case, item #12. The request is contingent on the Zoning.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to recommend approval of the Concept Plan. The motion passed unanimously.

14. Consider/Discuss/Action on the Holt Subdivision, Block A, Lots 1-4, Preliminary Plat. Applicant: PC5 Properties, LLC C/O Michael Puryear, Secretary.

Mr. Altobelli introduced the item. The applicant is requesting approval of the Preliminary Plat associated with the rezoning case, item #12. The request is contingent on the Zoning.

A motion was made by Commissioner Nylec, seconded by Chairwoman Patterson-Herndon to recommend approval of the Preliminary Plat. The motion passed unanimously.

15. Conduct a Public Hearing/Consider/Discuss/Action on a request for a specific use permit for a communications tower on one lot on 3.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 380± feet north of E. Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017). Applicant: City of Anna Economic Development Corporation.

Mrs. Tittle introduced the item. The applicant is requesting approval for a Specific Use Permit to allow for a communications tower with a 130 foot maximum height.

The Public Hearing was opened at 7:27 p.m.

The project representative, Chris Prescott, gave a brief presentation regarding the communications tower.

Commissioner Nylec asked if this was going to be a 5G tower.

Mr. Prescott answered yes.

Commissioner Nylec asked if there will also be a tornado sirens provided on this tower as well.

Mr. Prescott advised that there has not been any sort of request for that on this specific tower but if the city eventually requests something like that, they will accommodate by providing space.

The Public Hearing was closed at 7:29 p.m.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of the Specific Use Permit request. The motion passed unanimously.

16. Consider/Discuss/Action on the City of Anna Water Storage Tank Addition, Block A, Lot 2, Site Plan. Applicant: City of Anna Economic Development Corporation.

Mrs. Tittle introduced the item. The applicant is requesting approval of the Site Plan associated with the Specific Use Permit request, item #15. The request is contingent on the Specific Use Permit.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval of the Site Plan. The motion passed unanimously.

17. Conduct a public hearing/Consider/Discuss/Action on a request for a specific use permit for a gas metering station on one lot on 27.4± acres located on the north side of Rosamond Parkway, 830± feet west of West Crossing Boulevard. Zoned: Planned Development (Ord. No. 285-2006). Applicant: Anna Texas Land, LTD.

Mrs. Tittle introduced the item. The applicant is requesting approval for a Specific Use Permit to allow for a gas metering station.

The Public Hearing was opened at 7:32 p.m.

The Public Hearing was closed at 7:32 p.m.

Chairwoman Patterson-Herndon acknowledged that Commissioner Clemens brought up a good point that the last time this type of request came through, it would be in someone's backyard at some point. She also acknowledged that at this time, there are no existing houses at this location, but once the adjacent neighborhood is built, it will be the buyers choice to purchase a home next to the site.

Mrs. Tittle advised the Commission that the previous applicant, Atmos Energy, for a different site is not the current applicant for this specific site. The applicant for this specific site is a separate company that will be leasing the site from Atmos.

Chairwoman Patterson-Herndon asked if the only chemical stored onsite will be the one that makes it smell if there is a gas leak.

The applicant, Richard Bard, explained that Atmos is the Transmission Utility and they are they are the distribution utility.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Clemens to recommend approval of the Specific Use Permit request. The motion passed unanimously.

18. Consider/Discuss/Action on the Shadowbend Atmos Energy Tap, Site Plan. Applicant: Anna Texas Land, LTD.

Mrs. Tittle introduced the item. The applicant is requesting approval of the Site Plan associated with the Specific Use Permit request, item #17. The request is contingent on the Specific Use Permit.

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Martin to recommend approval. The motion passed unanimously.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Wenzel to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:37 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle

Salena Tittle, Planner II