



AGENDA
Board of Adjustments &
Building and Standards Commission

Wednesday, June 5 2024 @ 5:30 PM

The Board of Adjustment & Building and Standards Commission ("Commission") of the City of Anna will meet on 06/05/2024 at 5:30 PM in the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items:

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments.**
At this time, any person may address the Commission regarding an item on this meeting Agenda that is not scheduled for a 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 information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.
4. Consider/Discuss/Action to approve minutes from the January 31, 2024, Board of Adjustment meeting.
5. Consider/Discuss/Action regarding rules and procedures for hearings before the Commission.
6. Conduct a public hearing to receive testimony and evidence on a dangerous structure located at ABS A0559 Guinn Morrison Survey, Sheet 2, Tract 118, more commonly known as 230 E. 6th Street, Anna, Texas. Presentation by the City of Anna code official, or designee; presentation by all owner, lien holders, interested parties and/or other witnesses concerning evidence that 230 E. 6th Street, Anna, Texas 75409 is a dangerous structure.
7. Discuss and consider action to adopt an order assessing civil penalties and requiring dangerous property improvement action at ABS A0559 Guinn Morrison Survey, Sheet 2, Tract 118, more commonly known as 230 E. 6th Street, Anna, Texas.
8. Conduct a public hearing to receive testimony and evidence on a dangerous structure located at ABS A0559 Guinn Morrison Survey, Sheet 2, Tract 33, Anna, Texas. Presentation by the City of Anna code official, or designee; presentation by all owner, lien holders, interested parties and/or other witnesses concerning evidence that ABS A0559 Guinn Morrison Survey, Sheet 2, Tract 33, Anna, Texas is a dangerous structure.
9. Discuss and consider action to adopt an order assessing civil penalties and requiring dangerous property improvement action at ABS A0559 Guinn Morrison Survey, Sheet 2, Tract 33.
10. **Closed Session (Exceptions).** Under Tex. Gov't Code Chapter 551, the BSC may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exceptions: a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071).

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

The Commission further reserves the right to enter into Executive Session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

This is to certify that I, Taylor Lough, code official, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 05/31/2024.


Taylor Lough, Code Official

**MINUTES
BOARD OF ADJUSTMENT
JANUARY 31, 2024**

The Board of Adjustment of the City of Anna held a meeting at 5:30 p.m. on January 31, 2024, 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 5:39 p.m.

Members Present:

Place 1 – Jon Hendricks, Place 3 – Ashley Bergerson, Place 4 – Choya Morrison, Place 5 – Travis Bates

Staff Present:

*Nader Jeri, Interim Director of Development Services
Lauren Mecke, Planning Manager
Bret Wilkinson, Plans Examiner*

2. Invocation and Pledge of Allegiance

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

- 3. Neighbor 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 a 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. Consider/Discuss/Action to elect a Board of Adjustment Vice Chairman.**

Mr. Hendricks asked the board members for nominations. Mrs. Bergerson nominated herself and Mrs. Morrison nominated herself. Mr. Bates advised to table the vote until the next meeting when there are more members present. Mrs. Morrison seconded the motion. The vote was tabled until the next Board of Adjustment meeting.

- 5. Consider/Discuss/Action to approve minutes from the November 1, 2023, Board of Adjustment meeting.**

The Board approved the November 1, 2023, minutes 4-0.

6. **Conduct a Public Hearing/Consider/Discuss/Action** on a variance request regarding Cedar Ridge Estates, Phase 2, zoned Single-Family Residential (SF-7.2) District, for a variance pertaining to the lot depth of several lots within the development.

Acting Chair Hendricks opened the public hearing at 5:46 p.m.

Ms. Mecke gave a brief explanation of the request to reduce the lot depth for several lots.

The applicant was not able to attend the meeting and there were no speakers for this item.

The Board Members held a discussion. Mr. Hendricks expressed concern that the applicant did not show up and asked Mrs. Mecke and Mr. Jeri for their recommendations.

Mr. Jeri advised due to the width of the street and the size of the area where the lots are located, there would be no impact from reducing the lot depths from 120 feet to 110 feet.

Mr. Hendricks asked if this would set a precedent that could cause issues in the future for other development locations.

Ms. Mecke advised it would not as this is unique only to this development area.

Mrs. Bergerson explained that this had been explained through previous discussions with the developer.

A motion was made by Mrs. Bergerson to grant the requested variance and seconded by Mrs. Morrison. The motion passed unanimously.

Adjourn

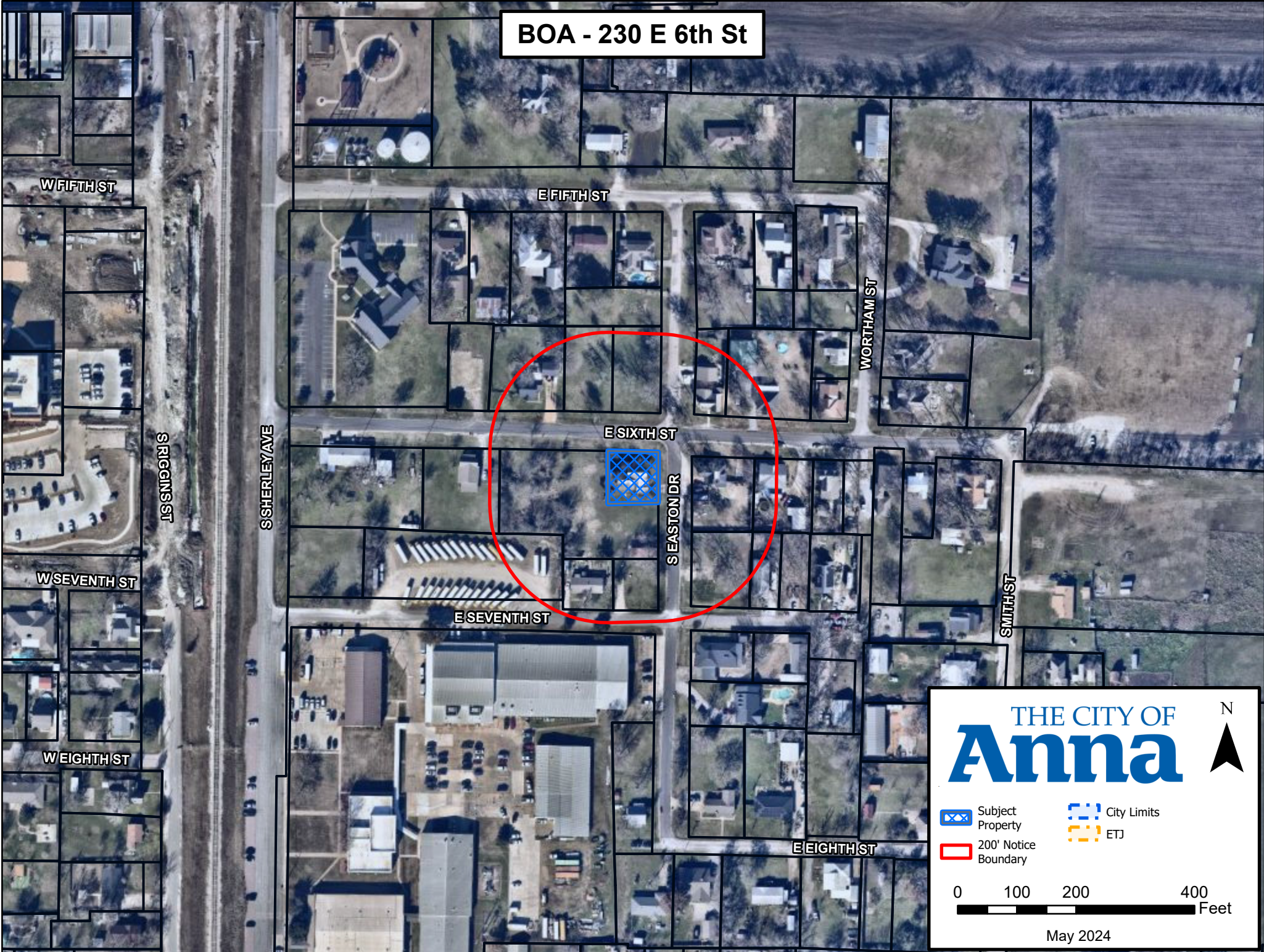
A motion was made by Mrs. Morrison, seconded by Mrs. Bergerson to adjourn the meeting. The vote was unanimous. The meeting adjourned at 5:51 p.m.

Jon Hendricks,
Board of Adjustment, Chair

ATTEST:

Nader Jeri,
Interim Director of Development Service

BOA - 230 E 6th St



THE CITY OF
Anna

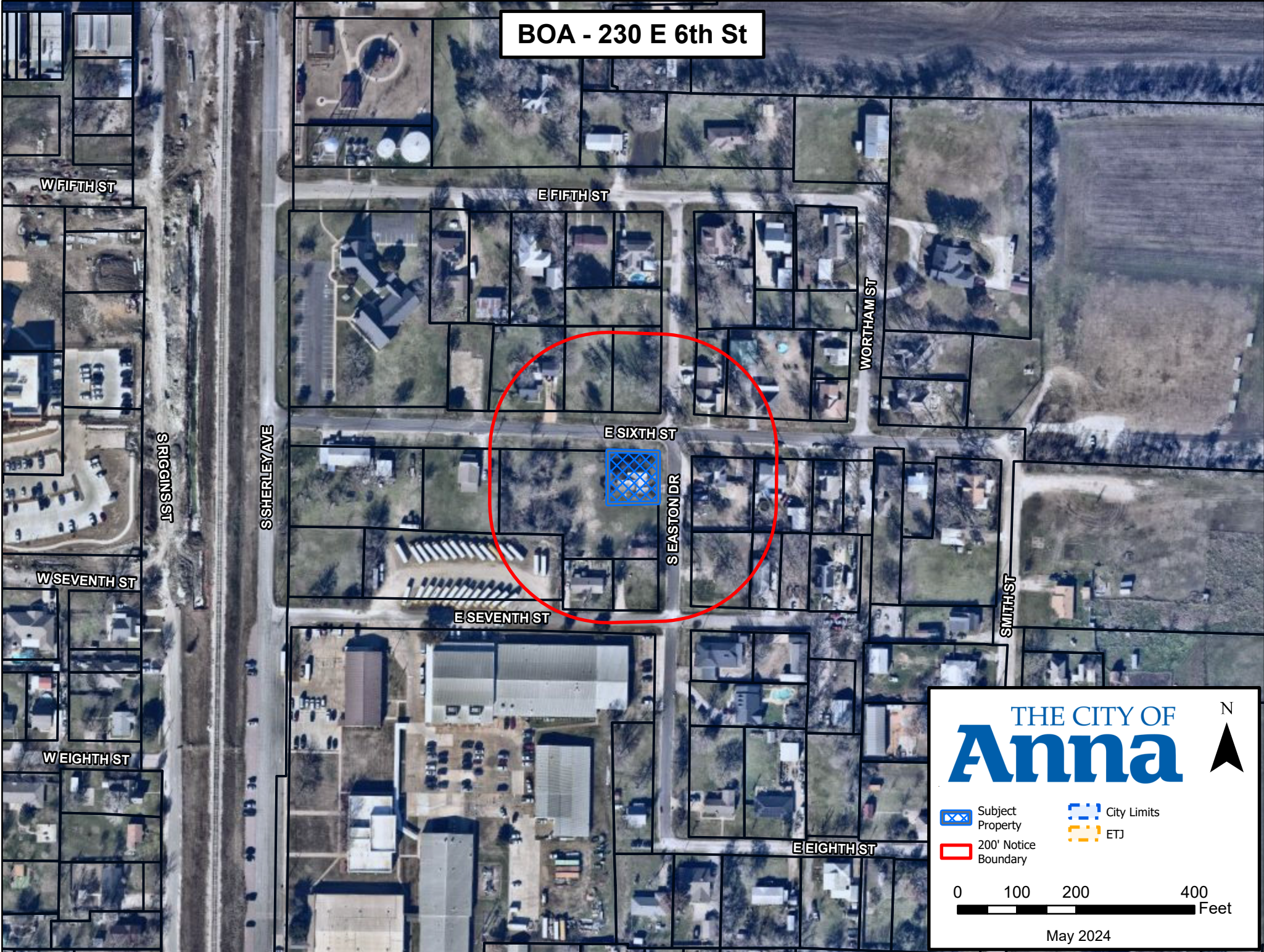
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- Subject Property
- City Limits
- ETJ
- 200' Notice Boundary

0 100 200 400 Feet





May 2024

BOA - 230 E 6th St



THE CITY OF
Anna

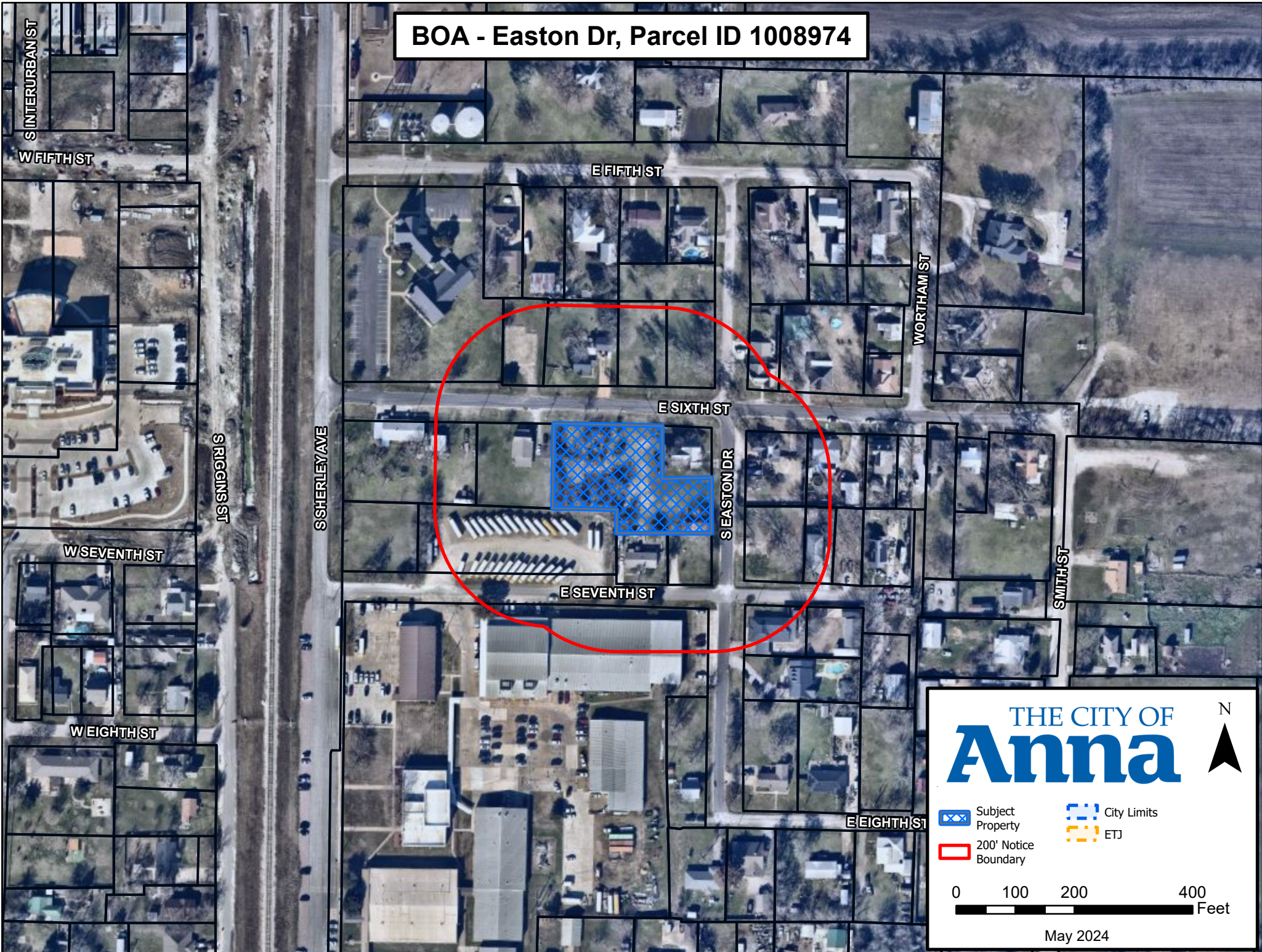
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May 2024

BOA - Easton Dr, Parcel ID 1008974



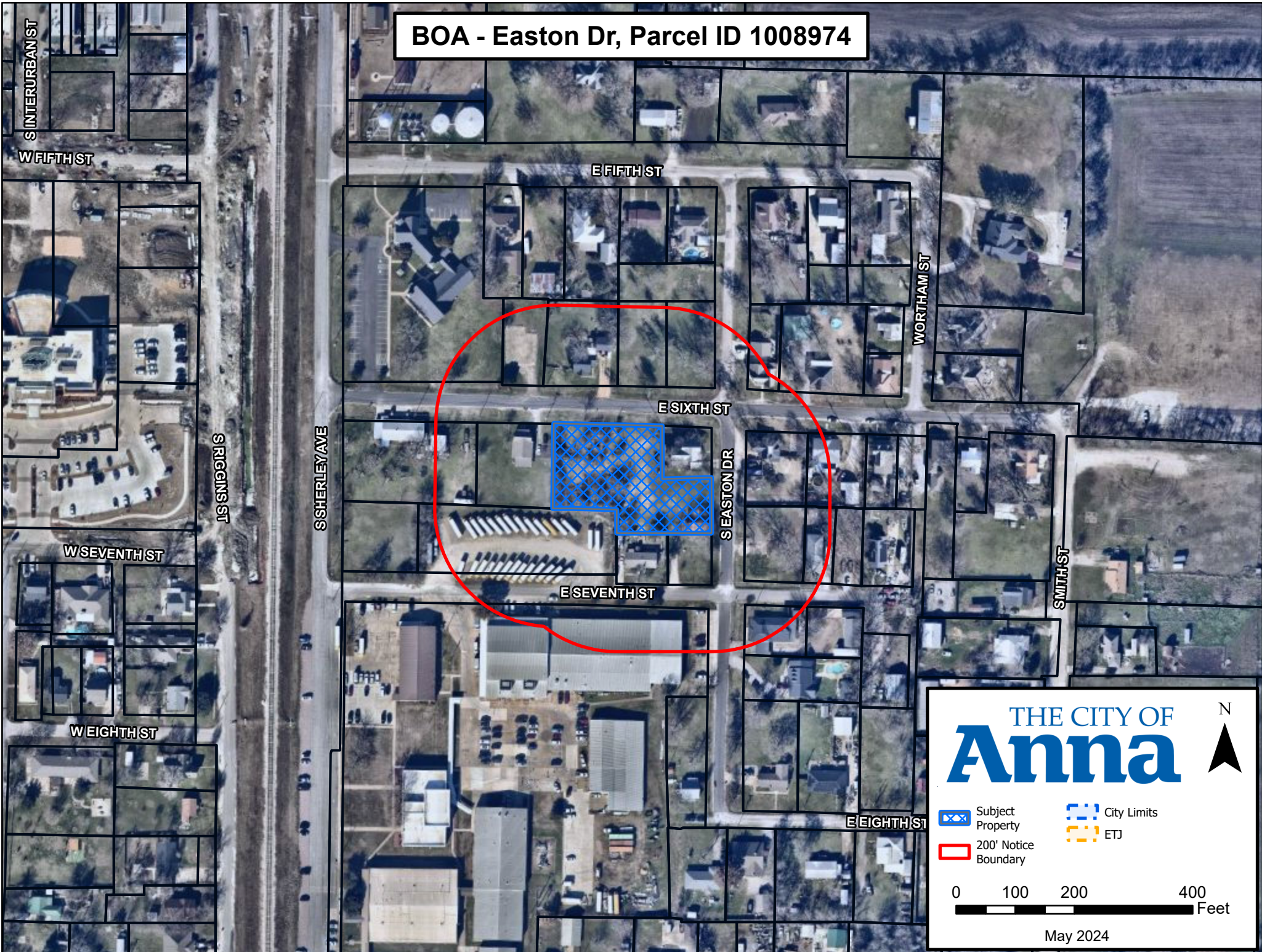
THE CITY OF
Anna 

 Subject Property  City Limits
 200' Notice Boundary  ETJ

0 100 200 400
Feet

May 2024

BOA - Easton Dr, Parcel ID 1008974



THE CITY OF
Anna

N

- Subject Property
- City Limits
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May 2024