

MINUTES
PLANNING AND ZONING COMMISSION
August 3, 2020

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on August 3, 2020, at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:00 p.m.

Members present were Wayne Barton, Alonzo Tutson, Danny Ussery, Donald Henke, Brent Thomas, and Nick Rubits. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, and Kevin Johnson.

2. Invocation and Pledge of Allegiance

Commissioner Barton 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 citizen comments.

4. Location Map

5. Consider/Discuss/Action on a recommendation regarding the 2826 Storage Addition, Block A, Lot 1 Development Plat. Applicant: David Surdukan.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Development Plat for RV parking and storage facilities located in the ETJ. It is recommended for approval as submitted.

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

6. Consider/Discuss/Action on a recommendation regarding the Froehlich Estate, Block A, Lot 1, Development Plat. Applicant: Karel Froehlich

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Development Plat for a single-family home located in the ETJ. It is recommended for approval as submitted.

A motion was made by Commissioner Thomas seconded by Commissioner Rubits to recommend approval of the development plat. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding the Vaclavik Estates, Block A, Lot 1 Development Plat. Applicant: David Surdukan.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Development Plat for a single-family home located in the ETJ. It is recommended for approval as submitted.

A motion was made by Commissioner Rubits seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

8. Consider/Discuss/Action on a recommendation regarding the Rojas Estates, Block A, Lot 1 Minor Plat. Applicant: David Surdukan.

Mrs. Demings gave a brief presentation and answered questions from the Commission. This submittal is a Minor Plat for a single-family home located in the ETJ. It is recommended for approval as submitted.

Mr. Henke inquired as to why a minor plat was required instead of development plat.

Staff responded that a minor plat was required because the land was illegally sold by metes and bounds and without proper subdivision platting.

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

9. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Replat. Applicant: David Cox.

Ms. Mecke gave a brief presentation and answered questions from the Commission. The purpose of this replat is to modify the limits of the private drainage and detention easement.

Commissioner Thomas asked about the purpose of the replat.

Staff responded that the applicant intends to increase parking spaces and is making the area of the pond smaller to do so.

Commissioner Barton stated that he wanted to condition the approval of the replat subject to the condition of turning in civil plans.

Commissioner Rubits asked if with the addition of more concrete, would the pond still be able to handle the water runoff.

Mr. Altobelli responded that the detention pond will be designed to meet new demands.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the replat subject to approval of civil plans for the redesign of the detention facility. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 1R Site Plat. Applicant: David Cox.

Commissioner Rubits asked if the increase in parking spaces was to meet shopping center regulations.

Mr. Altobelli responded that it currently meets standards but the tenant types such as restaurants and gyms are creating a need for more parking.

A motion was made by Commissioner Tutson seconded by Commissioner Rubits to recommend approval of the site plan subject to approval of civil plans. The vote was unanimous.

11. Consider/Discuss/Action on setting the 2021 Planning & Zoning Commission calendar.

A motion was made by Commissioner Ussery seconded by Commissioner Rubits to recommend approval of the 2021 Planning & Zoning Commission calendar. The vote was unanimous.

12. Consider action to approve minutes of the July 6, 2020 Planning and Zoning meeting.

Chairman Tutson thanked staff for detailed minutes.

A motion was made by Commissioner Rubits to approve the minutes, seconded by Commissioner Thomas. The vote was unanimous.

13. A) Conduct a public hearing regarding a request to amend Planned Development-846-2020 located at the northwest corner of U.S. Highway 75 frontage road and White Street (FM 455) in order to incorporate additional land.

The public hearing opened at 7:28 p.m.

Ms. Mecke stated that the property owner was able to obtain additional land from TXDOT R.O.W. abandonment. The land is to be added to the Planned Development.

Commissioner Henke asked if the land was being purchased from the state.

Tommy Vilbig, 517 W. Woodard Street, Denison, TX, 75002, represented for QT and Standridge responded that yes, the land is under contract with TXDOT for purchase.

Commissioner Henke clarified that the additional land will be absorbed into the Planned Development 846-2020 zoning and that no new standards were being introduced.

The public hearing closed at 7:33 p.m.

B) Consider/ Discuss/ Action on a recommendation regarding the request to amend zoning of the current planned development to incorporate additional acreage resulting from TXDOT right-of-way abandonment.

Commissioner Barton confirmed with staff that the Planned Development stipulations allowed for this design.

A motion was made by Commissioner Henke seconded by Commissioner Rubits to recommend approval of amending zoning. The vote was unanimous.

C) Consider/Discuss/Action on a recommendation regarding the Concept Plan, One Two Anna Addition, Block A, Lot 1 associated with the rezoning request.

Commissioner Rubits confirmed with staff that approval of the concept plan did not constitute approval of the sign variance.

Commissioner Barton expressed concern about the grading and retaining walls that would be required to make the site buildable.

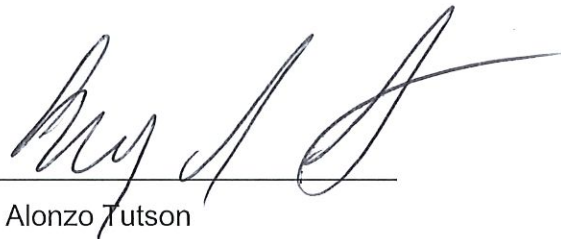
Tommy Vilbig responded that they are aware grading will be a change and they are in the preliminary engineering stage.

Jake Petras, 1120 N. Industrial Blvd, Euless, TX 76039, representative of QT expressed that they see a lot of continuing growth in Anna and believe this intersection to be a good location to catch south bound traffic.

A motion was made by Commissioner Henke seconded by Chairman Tutston to recommend approval of the concept plan. The vote was unanimous.

14. Adjourn

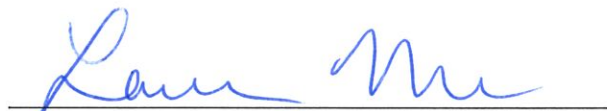
A motion was made by Commissioner Thomas seconded by Commissioner Ussery to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:44 p.m.

A handwritten signature in black ink, appearing to read 'Alonzo Tutson', written over a horizontal line.

Alonzo Tutson

Planning and Zoning Commission Chairman

ATTEST:

A handwritten signature in blue ink, written over a horizontal line.