

MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2020

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on July 6, 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, Kevin Johnson with Clark McCoy present via Zoom.

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.

Chairman Tutson thanked Commissioner Callaham for his service to the community and welcomed new members, Nick Rubits and Brent Thomas. He also congratulated commissioner Henke on his reappointment.

4. Location Map

5. Planning and Zoning Commission Training.

Clark McCoy, City Attorney, was present via Zoom to present a brief training course to the commission covering zoning and platting, parliamentary procedure, and ethics.

6. Annual Planning and Zoning Commission Review

A) Elect a Planning & Zoning Commission Chairman.

A motion was made by Commissioner Barton, seconded by Commissioner Thomas to nominate Alonzo Tutson for Planning & Zoning Commission Chairman. Commissioner Henke, Commissioner, Barton, Commissioner Thomas, Commissioner Rubits, and Commissioner Ussery voted yes. Chairman Tutson abstained.

B) Elect a Planning & Zoning Commission Vice-chairman.

A motion was made by Commissioner Ussery, seconded by Chairman Tutson to nominate Wayne Barton for Planning & Zoning Commission Vice-chairman. Commissioner Henke, Chairman Tutson, Commissioner Thomas, Commissioner Rubits, and Commissioner Ussery voted yes. Commissioner Barton abstained.

C) Elect a Planning & Zoning Commission Secretary.

A motion was made by Commissioner Barton, seconded by Chairman Tutson to nominate Wayne Barton for Planning & Zoning Commission Vice-chairman. Commissioner Henke, Chairman Tutson, Commissioner Thomas, Commissioner Rubits, and Commissioner Ussery voted yes. Commissioner Barton abstained.

D) Review/Discuss/Action on additional items as necessary

There were no additional items.

13. Consider/Discuss/Action on a recommendation for an alternative screening material. Applicant David Cox

Mr. Altobelli gave a brief presentation and answered questions from the commission.

Screening requirements currently state that masonry or metal with landscaping is required. This is meant for ground screening. The Commission can grant this variance if its not a part of the site plan. This building has already been built and the variance will not affect health, safety, or public welfare. The applicant is proposing metal R-paneling. Staff is aware the ordinance will require updating on this subject.

Commissioner Rubits asked if the paneling with be paitned to match the building.

David Cox, 1810 Lakeshore Court, <McKinney, TX, property owner, was in attendance to respond that the paneling would not be painted but will be bought in a matching color.

Commissioner Ussery inquired about the wind/storm rating of the screening material.

Mr. Cox responded that it would be up to standards.

Commissioner Barton commented that the standard is typically 90 mph.

Commissioner Henke added that the R-paneling was a very common solution.

Commissioner Barton asked staff why the variance was brought before the Commission instead of the Zoning Board of Adjustments. Mr. Altobelli clarified that City Ordinance specifically stated the variance request go before the Planning and Zoning Commission.

Commissioner Barton asked the applicant wy there was a variation in the presented height.

Mr. Cox responded that this was for the designers to insure that the paneling properly hides the equipment

A motion was made by Commissioner Henke seconded by Chairman Tutson to recommend approval of the alternative screening material. The vote was unanimous.

7. Consider/Discuss/Action on a recommendation regarding the G2 Motorsports Park Addition, Block A, Lot 1, Development Plat. Applicant: Cecil A. Cheshier, P.E.

Mr. Altobelli gave a brief presentation and answered questions from the commission. The applicant is proposing to construct a motorsports park and site improvements. It is in the ETJ therefore the County will review, as well as, the Fire Marshall.

Commissioner Rubits asked for clarification the plat was a consent item.

Mr. Altobelli responded that the property is in the ETJ so staff reviews it items such as a 25 ft setback and 40 ft of frontage but there is not zoning in the ETJ.

Commissioner Henke noted that a development of this size could provide jobs and economic development.

Commissioner Rubits inquired who would be responsible for paying if fire and emergency services were sent to the site.

Councilman Nathan Bryan was present on behalf of the City Council and responded that the owners will receive a bill for services rendered.

Commissioner Thomas verified that because the item has staff approval he can safely assume it meet city requirements.

Ms. Mecke further informed the commission that a development plat is not filed with the County.

8. Consider/Discuss/Action on a recommendation regarding The KCM Addition, Block A, Lot 1, Development Plat. Applicant: David Surdukan

Located in the ETJ and in order for the owners to get building permits they are completing the development plat process.

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

9. Consider/Discuss/Action on a recommendation regarding the Mangum Addition, Block A, Lots 1 and 2, Final Plat. Applicant: David Surdukan

Located in the ETJ, applicants are proposing final plat to create 2 lots they have R.O.W. frontage.

Commissioner Barton expressed concern that lot was almost all in the flood plain and clarified that the County was the flood plain administrator for the ETJ.

Commissioner Henke confirmed with staff that their was access to the second lot.

Commissioner Henke also made known he was social acquaintances with the property owner. He was not asked to abstain from the vote because there were not conflicts of interest in knowing the owner.

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

10. Consider/Discuss/Action on a recommendation regarding the Pecan Grove, Phase II, Amending Plat. Applicant: Pecan Grove Phase II Ltd.

The purpose of this plat is correct scriveners' error in the legal description to show correct metes and bounds.

Commissioner Rubits and Commissioner Thomas confirmed with staff that the plat was solely to correct scriveners' errors and would not change the setbacks.

A motion was made by Commissioner Ussery, seconded by Commissioner Thomas to recommend approval of the amending plat. The vote was unanimous.

11. Consider action to approve minutes of the June 1, 2020 Planning and Zoning meeting.

Chairman Tutson thanked staff for detailed minutes.

A motion was made by Commissioner Barton to approve the minutes, seconded by Commissioner Henke. Commissioners Barton, Henke, Thomas and Ussery, and Chairman Tutson voted yes. Commissioner Rubits abstained.

12. A) Conduct a public hearing regarding the Anna Crossing, Phase 7, Block 3, Lots 1R-5R, Replat. Applicant: Bannister Engineering

Applicant is abandoning the 25 ft building on Cody Drive. They will gain 5 ft of buildable area in the back yard of the lots and will maintain 20 ft rear yards.

B) Consider/ Discuss/ Action on a recommendation regarding the Anna Crossing, Phase 7, Block 3, Lots 1R-5R, Replat.

It was clarified for the Commission by staff that homeowners would not be able to access the property off of Cody Drive.

Commissioner Barton stated that he had concerns in the past and still does about the block length.

Ms. Mecke added that one response in favor was received from D.R.Horton.

The public hearing was closed at 8:45 p.m.

A motion was made by Commissioner Rubits seconded by Chairman Tutston to recommend approval of the replat. The vote was unanimous.

13. Adjourn

Commissioner Thomas thanked the veteran members of the commission and staff for making him feel welcomed and expressed that he was looking forward to working with everyone.

A motion was made by Commissioner Rubits seconded by Commissioner Henke to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:57 p.m.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: