

**MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 1, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on February 1, 2021 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 7:04 p.m.

Members present were Wayne Barton, Alonzo Tutson, Donald Henke, Brent Thomas, Duane Hayes and Latoya Grady with Nick Rubits absent. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings and Kevin Johnson. Councilman Stan Carver was also in attendance.

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

Consent Items

Consent items 7, 9, and 12 were removed from the Consent agenda.

A motion was made by Commissioner Barton seconded by Commissioner Grady to recommend approval of consent items 1 - 6, 8, 10, and 11. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the January 4, 2021 Planning and Zoning Commission meeting.

6. Consider/Discuss/Action on a recommendation regarding the Golden Estates, Block A, Lot 1, development plat. Applicant: David Surdukan, Surdukan Surveying.

7. Consider/Discuss/Action on a recommendation regarding the Ornelas Place, Block A, Lot 1, development plat. Applicant: David Surdukan, Surdukan Surveying.
Commissioner Henke asked for clarification about the driveway of the property due to it being a long, narrow lot.

Mr. Altobelli responded that due to its location within the extraterritorial jurisdiction, the city has limited authority for the driveway standards.

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

8. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, final plat. Applicant: Jonathan Kerby, Kimley-Horn & Associates.
9. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, site plan. Applicant: Jonathan Kerby, Kimley-Horn & Associates.

Commissioner Barton quoted recommended standards for ADA parking spaces which states the parking space for a van should be on the left of the access aisle.

Commissioner Henke asked about the large size of the striped area and lack of landscaping on a portion of the property.

Mr. Altobelli stated that the site plan is in conformance of the landscaping requirements and in speaking with the applicant that area is intended to be a loading zone for the business.

A motion was made by Commissioner Barton seconded by Commissioner Thomas to recommend approval of the site plan with modification that the ADA van space be on the left side of the access aisle. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 2R, preliminary replat. Applicant: Jonathan Hake, Cross Engineering Consultants, Inc.
11. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, preliminary plat. Applicant: Anthony Loeffel, Kimley-Horn & Associates.
12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, 1B, 2, & 3, preliminary plat. Applicant: Hayden Moses, Peloton Land Solutions.

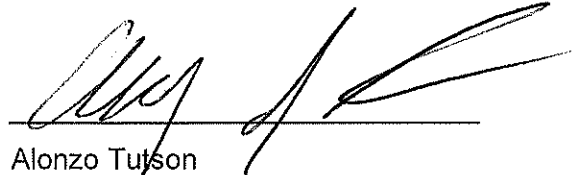
Chairman Tutson wanted to ensure that the applicants were in track with the recommendations made by the Planning & Zoning Commission during the zoning request for this property, specifically in regard to the Hike & Bike trail and food truck park.

Mr. Altobelli stated that this preliminary plat is only showing the proposed easements and lot layout and does not get into the details such as the sidewalks. The next step in the development process, the engineering civil plan review which shows these details, will be reviewed and approved by staff. The final plat for single-family subdivisions as well as site plans and final plats for commercial and multiple-family developments will come back before the Commission.

A motion was made by Chairman Tutson seconded by Commissioner Hayes to recommend approval of the development plat. The vote was unanimous.

Adjourn

A motion was made by Commissioner Thomas seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:20 p.m.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: 