

**MINUTES
PLANNING AND ZONING COMMISSION
October 1, 2018**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on October 1, 2018, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:01 pm. Members present were Sandy Setliff, Wayne Barton, Janine Johnson, Donald Henke and Leslie Voss. Don Callaham was absent, and Carol Watts has resigned from the commission. Staff present was Maurice Schwanke and Alexis Vanderslice.

2. Invocation and Pledge of Allegiance

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

3. Consider/Discuss/Action on a recommendation regarding B. Roper Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The B. Roper Addition Final Plat is located in the John C. Farris Survey, Abstract No. 331. The plat contains approximately 1.915 acres consisting of one lot and located at 916 W. White St.

A motion was made by Commissioner Henke, seconded by Commissioner Setliff to recommend approval of the final plat. The vote was unanimous.

4. A) Conduct a public hearing to consider public comments regarding a request by J.R. Douglas, the representative for Anil Dhudshia, the owner of the property. The property is currently zoned Single Family Residential Estate (SF-E). The owner requests to replace the existing zoning to a proposed Planned Development for Single Family Residential (SF-72). The property is located North of Lakeview Estates subdivision off Ferguson Rd and South of Rattan Elementary.

The public hearing opened at 7:05 pm.

Mr. Schwanke gave a brief presentation of what they are proposing and why the staff recommends approval of the zoning request.

Jim Douglas spoke briefly to explain their intentions for the tract. It will be a continuation of the Lakeview Estates subdivision using the same Bloomfield product as the other phases. He also explained that in the future preliminary plat they chose to use the existing entrances from Phase 1 and 2 so that it will not cause any confusion with school traffic at the Elementary.

The public hearing was closed at 7:17 pm.

B) Consider/Discuss/Action on a recommendation regarding the request by the applicant and owner of the property to replace the existing zoning with a new Planned Development zoning.

A motion was made by Commissioner Setliff to approve the zoning request, seconded by Commissioner Henke. The vote was unanimous.

5. (A) Conduct a public hearing to consider public comments regarding a request by J.R. Douglas, the representative for Anil Dhudshia, the owner of the property. The property is currently zoned

Single Family Residential Estate (SF-E). The owner requests to replace the existing zoning to a proposed Planned Development for C-1 Commercial for the specific use of a Daycare. The property is located North of Lakeview Estates subdivision off Ferguson Rd and South of Rattan Elementary.

The public hearing opened at 7:18 pm.

Mr. Schwanke gave a brief presentation of what they are proposing and why the staff recommends approval of the zoning request.

Jim Douglas spoke briefly on behalf of the owner of the property to explain the background of the property sale. Since the owner originally bought the land with the intention of using it as commercial, this is why the owner is proposing the commercial use of a daycare for this section of the tract. The owner already has someone lined up that is ready to develop the daycare so there should be no future issue with the proposed zoning of this tract.

The public hearing was closed at 7:26 pm.

(B) Consider/Discuss/Action on a recommendation regarding the request by the applicant and owner of the property to replace the existing zoning with a new Planned Development zoning.

A motion was made by Commissioner Johnson to approve the zoning request, seconded by Commissioner Voss. The vote was unanimous.

6. Consider action to approve minutes of the September 10, 2018 Planning and Zoning meeting.

Since the minutes did not get exported with the agenda packet, this item was tabled until next month.

7. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Setliff to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:28 pm.



Maurice Schwanke
Director of Planning and Development

ATTEST:

