

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**January 7, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on January 7, 2019, 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, Leslie Voss, and Danny Ussery. Don Callahan was absent. Staff present was Maurice Schwanke.

2. Invocation and Pledge of Allegiance

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

3. Consider/Discuss/Action on recommendation regarding the Calvert Addition Development Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The Calvert Addition development plat is located within Anna's extra territorial jurisdiction and generally known as 13363 County Road 477. The tract is in the James Fisher Survey, Abstract No. 305 and contains 5.993 acres of land. The owner is proposing to put a new home, pool, pond, and several barns on the property.

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

4. Consider/Discuss/Action on recommendation regarding the Durfee Addition Development Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The Durfee Addition development plat is located within Anna's extra territorial jurisdiction at the Southeast corner of Taylor Blvd and Conway Rd. The tract is in the R. A. Johnson Survey, Abstract No. 479 and contains 1.027 acres of land. The owner is proposing to put a home, garage/storage area and multiple parking spaces.

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

5. Consider/Discuss/Action on recommendation regarding the Lakeview Estates Phase 3 Preliminary Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The preliminary plat contains 16.828 acres located in the Joseph Sluter Survey, Abstract No. 856. This tract is located North of Lakeview Estates subdivision off Ferguson Rd and South of Rattan Elementary. The preliminary plat is for 56 residential lots, an open space lot, and one commercial lot. The tract was recently rezoned for a new Planned Development for the area for residential use and another for the commercial use of a Daycare.

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

6. Consider/Discuss/Action on recommendation regarding the Creekside Office Building Phase 1 Site Plan and Landscape Plan.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is located on the Northwest corner of White Street and Victoria Falls. Also known as Lot 20-R-2A, Block D, on The Falls Ph 1A Replat. The site contains approximately 1.16 acres of land that are zoned PD for commercial uses. Planned for the site is the Creekside Office Building. The second phase of this project will be built to the North of this building at a later date.

A motion was made by Commissioner Setliff, seconded by Commissioner Voss, to recommend approval of the site and landscape plan. The vote was unanimous.

7. Consider/Discuss/Action on recommendation regarding the Freedom Flex Car Wash Site Plan and Landscape Plan.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The proposed site and landscape plan is located to the West of the current 7-Eleven on the Northwest corner of White St and Ferguson Pkwy. The site is currently zoned with a Planned Development that allows all C-2 uses for the commercial tract. They are proposing a tunnel car wash with free vacuum stations and a full service/detailing options.

A motion was made by Commissioner Henke, seconded by Commissioner Setliff, to recommend approval of the site and landscape plan. The vote was unanimous.

8. Consider/Discuss/Action on recommendation regarding the Pecan Grove Phase 4 Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located in the R. Ingraham Survey, Abstract No. 464 and the J. Slater Survey, Abstract No. 868. The plat contains approximately 57.725 acres covering a section of land West of Highway 5 and to the East of Phase 2 and 3 of Pecan Grove that will consist of 232 lots.

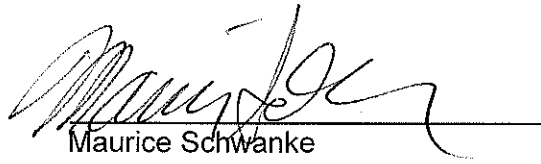
A motion was made by Commissioner Setliff, seconded by Commissioner Johnson, to recommend approval of the final plat. The vote was unanimous.

9. Consider action to approve minutes of the December 3, 2018 Planning and Zoning meeting.

A motion was made by Commissioner Henke, seconded by Commissioner Voss to approve the December meeting minutes. The vote was unanimous.

10. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Ussery to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:26 pm.

  
Maurice Schwanke  
Director of Planning and Development

ATTEST:

