



450 Thunder Head Lane • P.O. Box 1150 • Annetta, Texas 76008 • (817) 441-5770

Planning and Zoning Commission Meeting Minutes

The Town of Annetta Planning and Zoning Commission met on Thursday, May 9, 2019, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

I. Statement of Rules of Proceedings:

The rules for the conduct of tonight's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific item. Anyone wishing to address the Commission regarding an item on this agenda is asked to complete a "Request to Address the Commission" form available on the credenza. Please turn them in to the Secretary of the Planning and Zoning Commission prior to the meeting. All persons turning in a form will have the opportunity to speak (subject to a time period as specified by the Planning and Zoning Commission Chairman). Please limit your comments to new and relevant factual information. Persons wishing to make a general comment not addressing a particular agenda item are invited to do so at this time.

II. Call to order:

7:00pm Roger Wilson called the meeting to order.

III. Pledge of Allegiance/Invocation of Prayer.

Sandy Roberts led the Pledge of Allegiance and Roger Wilson provided the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Roger Wilson, Sandy Roberts, Mike Herring, Shelby Kimball, Guy Wilson (Alternate Member #1), and Traci Fambrough (Alternate Member #2) were present. Jaime Saenz was absent.

V. Public Comments:

In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is posted on the agenda, the Planning and Zoning Commissioners may not discuss the subject but may respond only with a statement of fact or of existing city policy or may agree to place the item on the agenda of a future meeting of the Commission. The Chairman of the Planning and Zoning Commission may place a reasonable time limit on each presentation.

Public comments were made and submitted by Al Gloer and Karen Gloer (see attached), regarding the Planning Consultant's Zoning Amendments for Accessory Structures to Ordinance #192, Section 8.10 (p. 123) Accessory Building & Use Regulations. Tim Pierce made verbal comments regarding the Planning Consultant's Zoning Amendments for Accessory Structures to Ordinance #192, Section 8.10 (p. 123) Accessory Building & Use Regulations.

The Chairman, Roger Wilson, instructed the citizens, to submit all comments to the City Secretary, in the absence of the Planning Consultant, in writing, either in hard copies or electronically (info@annettatx.gov), by May 17th, 2019. The comments should specifically reference the sections of the

Planning Consultant's Zoning Amendments for Accessory Structures that the citizen is addressing. These comments will be complied by the Planning Consultant and incorporated into the draft report.

VI. Approval of Minutes:

Consideration and approval of minutes of the specially scheduled Planning and Zoning Commission meeting of the Town of Annetta held on April 11, 2019 and April 18, 2019.

Roger Wilson moved to accept the minutes, and Guy Wilson seconded the motion, with all ayes. Motion passed unanimously.

VII. General Discussion Items:

1. General discussion regarding results and recommendations from March 14, 2019 and April 18, 2019 workshops on Zoning Ordinance 192 in relation to accessory buildings and accessory dwellings to allow the Planning Consultant to bring written amendments to the Commission for future consideration. (Draft report will be posted for citizen review when received.)

The Commissioners held a round table discussion with no action taken.

VIII. Adjournment:

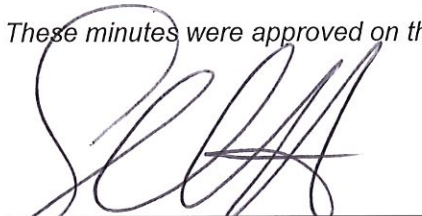
With no further business before the commission, at 8:06pm Roger Wilson adjourned the meeting.

Notice: The commission may or may not act and/or vote upon any of the items set out on this agenda. Items do not have to be considered in the same order in which they appear on this agenda.

NOTICE OF A POSSIBLE QUORUM OF THE COUNCIL:

Pursuant to the provisions of Chapter 551, Texas Government Code, notice is hereby given of a possible quorum of the City Council of the Town of Annetta, Texas. A quorum may be present at a meeting of the Annetta Planning and Zoning Commission at the Town Hall at 450 Thunder Head Lane, Annetta, Texas, at 7:00 p.m. on March 28, 2019. This notice is posted in order to meet the requirements of the Open Meetings Act, in the event that the number of council members present at the meeting makes the Act applicable. No action will be taken by the Council at this meeting.

These minutes were approved on the 13th day of June, 2019.



Sandy Roberts, Secretary

Roger Wilson, Chairman

3.4 ACCESSORY STRUCTURES

3.4.A Permitted By Right (No Permit Required)

The following accessory structures are permitted as a matter of right:

1. Satellite receiving antennas subject to **Section 6.5**.
2. Tents set in place for no longer than five days, including but not limited to those erected for weddings, outings (family, business) but not those which are part of a fair, carnival, or multi-use event.
3. Temporary use of a dumpster during a construction project (within the term of a valid building permit) or otherwise for up to seven (7) days in a calendar year.

3.4.B Permitted By Zoning Permit (Staff)

The following accessory structures are permitted subject to the issuance of any necessary zoning permits:

1. **Accessory Buildings** - Accessory buildings provided that:
 - a. no accessory building shall be located in any front yard.
 - b. the total floor area of accessory buildings shall not exceed the gross floor area of the principal structure on the same parcel.
 - c. accessory buildings shall comply with the yard setback requirements except that an accessory building located in a rear yard may be located to within 10 feet of a side or rear lot line.
2. **Swimming Pool** - A swimming pool provided that:
 - a. Swimming pools are considered structures and are subject to the building coverage and lot coverage limitations of the zoning district in which it is located.
 - b. No swimming pool shall be located in any front yard.
 - c. The swimming pool shall comply with the yard setback requirements except that a swimming pool located in a rear yard may be located to within 10 feet of a side or rear lot line and the yard setbacks shall be measured from the property line to:
 - The edge of any deck or platform structure adjacent to the pool (generally for an above ground pool), or
 - the exterior lip of the pool.
 - d. No swimming pool shall be provided with an above-ground-level deck or terrace unless such deck or terrace observes the required yard space for a main building as provided by these Regulations.
 - e. If a swimming pool shall be located nearer than 25 feet to the side or rear lot lines, there shall be installed, and maintained a permanent solid fence or wall six feet in height and of such design, location and construction that effective screening shall be provided for the protection of adjacent property.
 - f. Non-deciduous shrubbery, where located adjacent to a swimming pool and of sufficient compactness, density and height to afford truly effective screening may, during the period of its effectiveness, be substituted for the required fence or wall if approved by the ZEO as adequate for the purpose of screening.

Deleted **Section 3.4.5 D** and **Section 6.10.6** since were redundant