



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, February 13, 2020, 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:

Chairman Traci Fambrough called the meeting to order at 7:00 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioner Mike Herring led the pledge and Commissioner Guy Wilson gave the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Traci Fambrough, J.D. Davis, Mike Herring and Guy Wilson were all present. Lee Ancona and Steve Barron were absent. Steven Wood arrived at the meeting at 7:10 p.m.

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.

No presentations were made.

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meetings of the Town of Annetta held on January 9, 2020.

Commissioner Mike Herring moved to approve the minutes as recorded and Commissioner J.D. Davis seconded the motion, with all aye. Motion passed unanimously.

VII. New Business:

- a. **Update regarding minor plat of Lots 1-3, Block 1, Windmill Estates, more commonly known as 1381 Old Annetta Road, 1395 Old Annetta Road, and 102 Windmill Rd.**

Mayor Bruce Pinckard, who was in attendance, gave a presentation on the subject properties. He reviewed the request that had already been presented to the Town's engineering consulting firm and they did not find any reason to deny the request. The Mayor informed the commission that it is a small tract subdivision that falls within his authority for approval. He will be approving the requested plat, but wanted the commission to be informed about the subdivision of land. The commission then had a short discussion with the Mayor about issues regarding the subdivision. He felt that any concerns would be addressed by the Town of Annetta engineering standards and building requirement ordinances.

VIII. Workshop Discussion:

- a. **The Commission will review the town map and boundaries as well as the Town of Annetta Comprehensive plan.**

The commission continued discussion of issues that had come up during previous meetings about zoning.

- b. **The Commission will discuss current or potential non-compliance of land uses within the Town of Annetta and its ETJ.**

Discussion centered around the need to take a look at the big picture of the likes and dislikes with compliance to current land uses.

- c. **The Commission will discuss the need for potentially re-zoning portions of the Town of Annetta to be more consistent with the Comprehensive Plan and its stated goals.**

Based upon the above discussion in points a. and b., Guy Wilson motioned, that the commission consider implementing the following zoning areas for the Town.

Zone 1- Land areas that are located in platted subdivision residential developments.

Zone 2- Land areas that are un-platted with a minimum of 2 acres or greater.

Zone 3- Land areas that are designated for commercial/retail on the TOA Comprehensive Plan.

Zone 4- Land areas that are utilized for government or parks usage.

Commissioner Steven Wood seconded the motion, with all aye motion passed unanimously. The commission agreed for further study based upon the Town Comprehensive Plan and planned usage. The above zoning with more detailed descriptions will be worked out in future meetings before submittal to the Town Council for approval.

IX. Adjournment:

Chairman Traci Fambrough adjourned the meeting at 8:20 p.m.

These minutes were approved on the 12th day of March, 2020.



Guy Wilson, Secretary



Traci Fambrough, Chairman