



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, June 9, 2022, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane.

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.

II. Call to order:

Chairperson Traci Fambrough called the meeting to order at 7:01 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Mike Herring led the pledge, and Lee Ancona gave the invocation

IV. Roll call/Quorum check.

A quorum check revealed that Commissioners Guy Wilson (Place 1), Mike Herring (Place 2), J.D. Davis (Place 3), Steven Wood (Place 4), Traci Fambrough (Place 5), and Steve Barron (Alternate 1), and Lee Ancona (Alternate 2) were all present.

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 Comments

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meeting of the Town of Annetta held on April 14, 2022.

J. D. Davis motioned that the meeting minutes be approved, Mike Herring 2nd the motion, with all aye approve, (except Steven Wood abstained since he was not present at the April 14 meeting).

VII. New Business:

- a. **Public hearing on Town of Annetta zoning change:** Recommendation to Town Council for change from R-1 Residential to R-1 Residential with a Special Use Permit (SUP) to allow an

accessory dwelling unit to be constructed on the same lot as the main dwelling unit. The accessory dwelling unit is to be used by the person or persons related to occupants of the main dwelling unit. The property is located at 1381 Old Annetta Road on 2.204 acres, platted as Lot 3, Block 1, Windmill Estates, PC E-470 Subdivision, Town of Annetta, Parker County, Texas.

Nick and Jennifer Gasca, owners of the above property, presented their desire to have the additional dwelling unit on their property for guests. Plans showed using an existing structure on their platted property. Dana Sanford, across the street neighbor of the proposed SUP attended and said she had no objections to the change. The commission deemed the SUP appropriate for the subdivision within the city. Mike Herring motioned to approve with the recommendations, with number 8 recommendation removed, as written by Craig Farmer for Council approval, Steven Wood 2nd the motion, all aye for approval.

- b. **Public hearing on Town of Annetta zoning change:** Recommendation to Town Council for change from R-1 Residential to R-1 Residential with a Special Use Permit (SUP) to allow an accessory dwelling unit to be constructed on the same lot as the main dwelling unit. The accessory dwelling unit is to be used by the person or persons related to occupants of the main dwelling unit. The property is located at 105 Rosemeade Court on 2.000 acres, platted as Lot 10, Block 1, Rosemeade Addition Subdivision, Town of Annetta, Parker County, Texas.

Casey Williams owner of the above property presented his desire to have an additional dwelling unit on his property for guests. Plans showed a new smaller structure within his platted property. The commission deemed the SUP appropriate for the subdivision within the city. J. D. Davis motioned to approve with the recommendations as written by Craig Farmer for Council approval, Mike Herring 2nd the motion, all aye for approval.

Public hearing ended at 7:39 p.m.

VIII. Workshop Discussion:


- a. Continuation of workshop on fences and livestock.

Craig Farmer C.H.E. consultant to the city presented changes to the "Proposed Zoning Amendments for Livestock and Fencing". Mr. Farmer reported on meeting with City Attorney Drew Larkin for his input. Mr. Larkin did not like having special uses written into the zoning amendments but recommended using Special Use Permits (SUP) when needed. The commission continued its discussion on animal control issues for domestic animals. It was agreed by the commission to recommend the City Attorney give a final review of the document verbiage then present to City Council for approval.

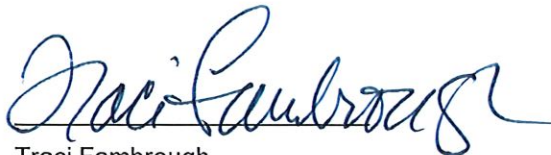
IX. Adjournment:

Chairperson Traci Fambrough adjourned the meeting at 8:06 p.m.

These minutes were approved on the 14th of July 2022.


~~Guy Wilson~~ ~~Traci Fambrough~~

Secretary ~~Chair~~
Steve Wood
Vice Chair



Traci Fambrough
Chairperson