



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, September 8, 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 7:02 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Steve Barron led the pledge, and J.D. Davis gave the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Commissioners Guy Wilson (Place 1), 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. Mike Herring (Place 2) was not 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 July 14, 2022.

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

VII. New Business:

- a. Update regarding minor plat of Lots 1-3, Cabello Estates, more commonly known as 1295 Old Annetta Road.

Mayor Sandy Roberts addressed the commission letting them know that the Cabello Estates had been approved as a Minor Plat meeting all the city requirements. Guy Wilson brought up concerns about drainage being addressed with Minor Plats. He was assured by the mayor that any new building in the city must meet city building code and engineering approvals which includes reviewing lot drainage.

- b. Discuss Subdivision Ordinance 210 revisions.

Consultant Craig Farmer with C.H.E. was unable to attend tonight's meeting. Councilman Bruce Pinckard stepped in to present and discuss the ordinance. He let the commission know that it is a very good document that has had thorough review and consideration. The following comments are about each section-

Amendment #1

Section 1.8- Building Permits- Guy Wilson was concerned about the requirement that "platting shall be required for all new building on un-platted property." Bruce stated that the platting required for buildings will not be a cookie cutter process and each property will have the opportunity to be reviewed for exceptions to the ordinance. The exceptions are addressed in other sections of the ordinance

Amendment #2

Section 1.10- The Planning and Zoning Commission may recommend to Town Council a waiver without encumbering and placing unreasonable burdens on the development. The commission discussed properties that are metes and bounds versus platting and how that could affect recommendations. Bruce shared his opinion that platted lots are much better for city management.

Amendment #3

Section 2.2- Terms defined

Amendment#4

Section 3.2- After reviewing, the commission recommended that changes be made to the gender reference in item "H.," it should be "property owner shall submit and obtain approval". After reviewing the commission recommended that a change be made to item "I", "Court" should be removed.

Amendment #5

Section 4.12- After reviewing the commission recommended that changes be made to the gender reference in item "A.," it should be "an amount equal to the property owner's pro-rata." Item "B," there should be a comma after word "waived." The commission also discussed the issue of private use roads and how they impact the city and how a public road is different than a private road.

Amendment #6 & #7

Section 12.3- Item "K"- Bruce said he needed to review with Town Council the statement "verifying that a property does or does not lie within the boundaries of the 100 year floodplain." Steven Wood said that verifying should include "under oath" to improve enforcement.

At the conclusion of his presentation, Bruce said it is not always required for Planning and Zoning Commission approval of small developments and ordinance changes. The information is presented so that the city provides an open forum for information to all its citizens.

IX. Adjournment:

Chairperson Traci Fambrough adjourned the meeting at 8:19 p.m.

These minutes were approved on the 13th of October 2022.



Guy Wilson

Secretary



Traci Fambrough

Chairperson