



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

Planning & Zoning Commission Meeting Minutes

The Planning & Zoning Commission of Annetta met in a regularly scheduled meeting on Thursday, June 14, 2018, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

- I. **Call to order.** Chairman Robert Carter called the meeting to order at 7:00 p.m.
- II. **Invocation of Prayer/Pledge of Allegiance.** Robert Carter gave the invocation and Shelby Kimball led the pledge.
- III. **Roll call/Quorum check.** A quorum check revealed that Robert Carter, Shelby Kimball, Jaime Saenz, Roger Wilson and Sandy Roberts (Alternate Member #2) were all present. Mike Herring was absent. Also present was Diana Kotlinski, City Clerk, and Karen Mitchell, Planning Consultant.
- IV. **Public Comments:** There were no public comments.
- V. **Approval of minutes from the Regular Planning & Zoning Commission Meeting on May 10, 2018.** Mr. Wilson moved to accept the minutes, Mr. Saenz seconded the motion, with all aye. Motion passed unanimously.
- VI. **New Business:**
 - a. **Public Hearing:** Conduct public hearing and make a recommendation for a request to allow Use of Alternative Exterior Building Materials per Section 8.9.2 a-c for an accessory structure on property located at 1771 Old Annetta Road. Chairman Carter opened the public hearing. Ms. Mitchell, Planning Consultant, presented the staff report. The applicant, Aaron and Lana Fields, summarized their intent for the proposed new addition. Joshua Dacus, property owner of the adjacent property at 1795 Old Annetta Road, verbally gave his approval of the request. Chairman Carter moved to recommend to City Council that they approve the Fields' request to use alternative exterior building materials for the accessory structure proposed at 1771 Old Annetta Road, Mr. Kimball seconded the motion, with all aye. The motion passed unanimously. Chairman Carter closed the public hearing.
 - b. **Discussion:** Discussion and direction to Planning Consultant concerning 8.10 "Accessory Buildings and Use Regulations." Ms. Mitchell discussed and requested feedback from the commissioners as it applies to the R-1 district within the Town of Annetta. All commissioners offered suggestions to Ms. Mitchell as to what they wanted in an accessory building ordinance. It was discussed that the larger the acreage, the more square footage of accessory building could be built and more choices as to materials to be used for construction. Ms. Mitchell noted that the current ordinance has some limitations on accessory building size. All commissioners want more restrictions on smaller tracts of land. Ms. Mitchell was satisfied with the input she received. A priority was placed on this because of numerous applications to build accessory buildings.
- VII. **Announcements:** Our next meeting will be held on July 12, 2018 at 7:00 p.m. at Annetta Town Hall, 450 Thunder Head Lane.
- VIII. **Adjournment:** With no further business before the commission, the Chairman adjourned the meeting at 8:23 p.m.

Following the regularly scheduled meeting of the Planning & Zoning Commission, a workshop will be held to discuss the following pertaining to the Zoning Ordinance and Comprehensive Plan:

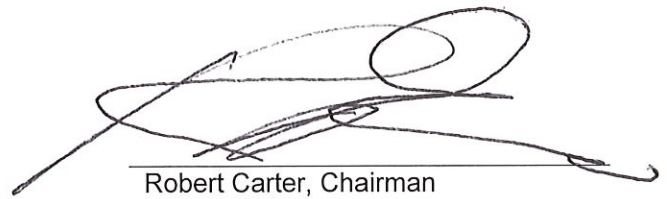
- a. **Fences.** Discussion and considerable input was given from Ms. Mitchell. The commissioners would like for property owners with larger tracts of land to have more flexibility on fences. They would like more

- regulations on smaller tracts of land. Discussion regarding the Old Annetta Road corridor and Airport Road corridor being an overlay district ordinance.
- b. Exterior lighting. All commissioners favor "dark sky" concerning exterior lighting and this was conveyed to Ms. Mitchell. All exterior lighting must be shielded, pointed to the ground and a limited amount of lumens trespassing onto neighboring lots.
 - c. Barns, defined and lot size requirements. No discussion.
 - d. Signs. No discussion.
 - e. Number of animals, what type and animal acreage requirement. No discussion.
 - f. Wind and solar power regulations. No discussion.
 - g. Telecommunications tower. No discussion.
 - h. Manufactured homes and RVs. No discussion.
 - i. Alcohol regulations. No discussion.
 - j. Land use districts for check cashing business, car title business and payday loan business. No discussion.
 - k. Short-term rentals. No discussion.
 - l. Oil and gas regulations. No discussion.
 - m. Master Thoroughfare Plan and mapping or identifying of potential needs for road widening or improvements and new connector roads that will need to be planned. No discussion.

These minutes were approved on the 9th day of August, 2018.



Roger Wilson, Secretary



Robert Carter, Chairman