



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

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## SPECIAL CALLED JOINT MEETING MINUTES

The Town Council of Annetta met in a special called joint meeting and held a public hearing with the Planning and Zoning Commission on Thursday, September 12, 2019, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

- I. **Call to order.** Mayor Bruce Pinckard called the meeting to order at 7:00 p.m.
- II. **Pledge of Allegiance/Invocation of Prayer.** Council Member Sandy Roberts led the pledge and Mayor Bruce Pinckard gave the invocation.
- III. **Roll Call of the Town Council of Annetta/Quorum check.** A quorum check revealed that Mayor Bruce Pinckard, Council Members Shane Mudge, Jim Causey, Kent Stasey and Sandy Roberts were all present. Council Member Danny Coffman was absent. Also present was Jamee Long, City Secretary.
- IV. **Roll Call of the Planning & Zoning Commission/Quorum check.** A quorum check revealed that Chairman Traci Fambrough, Commission Members Guy Wilson, Mike Herring, Steven Wood and J.D. Davis (Alternate #1) were all present. Shelby Kimball and Stephen Barron were absent.
- V. **Public Comments:** No public comments.

Mayor Pinckard recessed the meeting of Town Council at 7:02 p.m.

### VI. **New Business:**

- a. **City Secretary, Jamee Long, performed the swearing in of Mike Herring – Place 2, Steven Wood – Place 4, Traci Fambrough – Place 5 and J.D. Davis – Alternate #1.**
- b. **Joint Public Hearing:** The Town Council of the Town of Annetta will hold a joint public hearing with the Planning and Zoning Commission to consider Ordinance No. 192-A, amending portions of Ordinance No. 192, the Town's Zoning Ordinance, more specifically: amending Section 2.2 "Board of Adjustment"; Section 3.1 "Nonconforming Lots, Uses & Structures"; Section 5.2 "R-1 District"; Section 8.10 "Accessory Building & Use Regulations"; Section 9.2 "Definitions" by amending or adding definitions related to the foregoing sections, and amending or adding definitions for Building Coverage, Accessory Building, Accessory Dwelling, Building Height, Building Coverage, Impervious Coverage, Lot Coverage, Dwelling, Accessory Dwelling, Single Family-Detached Dwelling, Family, Building Height, Story, Half Story, and One Story.

*The public hearing was opened at 7:04 p.m.*

*Planning Consultant, Craig Farmer gave an overview of the proposed amendments to the zoning ordinance and discussions from previous workshops. Commission Member, Mike Herring discussed removing the requirement for side facing garages. Citizen, Bob McCann discussed a side facing garage being inconvenient on small lots and requested a "grandfather clause" be added to the ordinance. Commission Member, Steven Wood discussed the legality of the ordinance and the special exception provisions that have been added to the ordinance. Citizen, Tim Pierce discussed the timeline of prior*

workshops and the items that have been added since the last workshop. Mr. Pierce requested section of the ordinance regarding side facing garages be removed. Mayor, Bruce Pinckard discussed the changes in the legislature and that the proposed ordinance is less restrictive. A builder with Fort Worth Custom Pools discussed a homeowner wanting to build an accessory building that will be 530 square feet. Mayor, Bruce Pinckard requested he stay for the remainder of the meeting for the outcome of the proposed amendments. Citizen, Al Gloer stated that he objects to the front-facing garage doors and discussed the exterior of accessory buildings. Mayor, Bruce Pinckard stated he has received requests for non-industrial appearing accessory buildings.

Chairman, Traci Fambrough closed the public hearing at 7:50 p.m.

Citizen, Sherie Long expressed concern that there were additional questions from the public and she requested the public hearing not be closed.

The public hearing was re-opened at 7:53 p.m.

Citizen, Sherie Long asked "what does an industrial addition have to do with a forward-facing garage." Commission Member, Traci Fambrough restated the legislature's changes regarding exterior materials and the process for a special exception. Mayor, Bruce Pinckard again stated the proposed ordinance is less restrictive. Citizen, Thomas Sadin stated that he appreciated the work the commission and council have put in to making Annetta a better place to live. Citizen, Bob McCann stated that he appreciated the "collaboration to get something worked out that is reasonable." Citizen, Brian Berryhill thanked the council and commission for the work they have done and stated he agreed with the proposed ordinance. Mr. Berryhill also stated that he does not want forward-facing garages. ZBA Chairman, Brian Losos requested additional information regarding deed restrictions and special exceptions. Planning Consultant, Craig Farmer stated the proposed ordinance is worded carefully to allow discretion by the Zoning Board of Adjustments.

The public hearing was closed again at 8:11 p.m.

- c. **Planning and Zoning Discussion and Action:** Discussion and consideration by the Planning and Zoning Commission of Ordinance No. 192-A.

Commission Member, Steven Wood moved to recommend Ordinance No. 192-A as written to Town Council for approval, Commission Member, J.D. Davis seconded the motion. Commission Member, Mike Herring requested the procedure for making a change in the proposed ordinance. Planning Consultant, Craig Farmer stated that a minor change can be made in the motion. A vote was called and the motion passed with Commission Members Guy Wilson, Steven Wood, J.D. Davis and Traci Fambrough voting aye, and Commission Member Mike Herring voting no. Motion passed 4 to 1.


Reconvene meeting of Town Council at 8:18 p.m.

- d. **Town Council Discussion and Action:** Discussion and consideration of Ordinance No. 192-A.

Council Member, Kent Stasey moved to approve Ordinance No. 192-A, Council Member, Sandy Roberts seconded the motion, with all aye. Council Members, Kent Stasey, Jim Causey, Shane Mudge and Sandy Roberts thanked the citizens for their involvement in the process and encouraged continued support. Motion passed unanimously.

**VII. Adjournment:** With no further business before the council, the Mayor adjourned the meeting at 8:20 p.m.

These minutes were approved by the Planning and Zoning Commission on the 10<sup>th</sup> day of October, 2019.

  
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Guy Wilson  
Secretary, Planning and Zoning Commission

  
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Traci Fambrough  
Chairman, Planning and Zoning Commission

These minutes were approved by the Planning and Zoning Commission on the 17<sup>th</sup> day of October, 2019.

*Jamee Long*

Jamee Long, City Secretary



*Bruce Pinckard*

Bruce Pinckard, Mayor