

ORDINANCE NO. 215-B

AN ORDINANCE OF THE TOWN OF ANNETTA, TEXAS AMENDING PORTIONS OF ORDINANCE 215, THE ZONING ORDINANCE, AS AMENDED BY ORDINANCE 215-A, BY AMENDING THE FOLLOWING SECTIONS: SECTION 1.6, "NEW AND AMENDED USES", BY AMENDING THE PROCESS FOR DETERMINATION AND APPROVAL OF NEW AND UNLISTED USES; SECTION 2.2, "BOARD OF ADJUSTMENT", BY MAKING REQUIRED STATUTORY AMENDMENTS AND AMENDMENTS REGARDING SPECIAL EXCEPTIONS; SECTION 2.3, "AMENDMENTS", BY AMENDING REQUIRED PUBLIC NOTICE, WRITTEN PROTEST, AND PRESUMPTION OF VALIDITY REQUIREMENTS; SECTION 2.4, "SITE PLAN AND CONCEPT PLAN APPROVALS", BY AMENDING REQUIREMENTS REGARDING APPLICABILITY, SUBMISSION REQUIREMENTS, AND EXPIRATION; SECTION 3.1, "NONCONFORMING LOTS, USES & STRUCTURES", BY CLARIFYING CLASSIFICATIONS OF NONCONFORMITIES, AND ADDING REGULATIONS REGARDING MOBILE AND MANUFACTURED HOMES, ADDING REGULATIONS REGARDING STOPPING A NONCONFORMING USE AND COMPENSATION FOR THE SAME; ADDING A NEW SECTION 3.2 "REGISTRATION OF NONCONFORMITY"; SECTION 4.1, "USE OF BUILDINGS AND LAND", BY AMENDING, ADDING, OR REMOVING CERTAIN PERMITTED USES; SECTION 4.2, "SUPPLEMENTAL STANDARDS FOR LAND USES", BY AMENDING REQUIREMENTS FOR SPECIAL REGULATIONS; SECTION 5.7, "CONV - CONSERVATION RESIDENTIAL DISTRICT", BY ADDING REQUIREMENTS REGARDING COMMON FACILITIES APPLICATION REQUIREMENTS; SECTION 5.11, "TC - TOWN CENTER ZONING DISTRICT", ADDING REQUIREMENTS FOR DESIGN FEATURES, AND AMENDING REQUIREMENTS FOR DRIVEWAY SPACING AND SEPARATION; SECTION 5.15, "PLANNED DEVELOPMENT DISTRICT", AMENDING REQUIREMENTS FOR SITE PLAN REQUIREMENTS, PROCEDURES, AND USES; SECTION 5.16, "SUP - SPECIFIC USE PERMITS", BY AMENDING PERMIT REQUIREMENTS; SECTION 5.17, "SITE PLAN DISTRICT", BY REMOVING THE SECTION IN ITS ENTIRETY; SECTION 8.1, "OFF STREET PARKING AND LOADING REQUIREMENTS", BY AMENDING OFF STREET PARKING REQUIREMENTS, AND ADDING REGULATIONS FOR DRIVEWAYS AND CURB CUTS; SECTION 8.2, "LOT AREA & BUILDING LOCATION", AMENDING REQUIREMENTS REGARDING THE LOCATION OF DWELLINGS AND BUILDINGS; SECTION 8.5, "FENCING AND REQUIRED VISUAL CLEARANCE", BY ADDING REQUIREMENTS FOR FENCING AND VISIBILITY TRIANGLES; SECTION 8.6, "SINGLE FAMILY AND DUPLEX CONSTRUCTION STANDARDS", BY ADDING EXTERIOR BUILDING AND ROOF PITCH MATERIAL REQUIREMENTS, AND REGULATIONS

REGARDING GARAGES AND CARPORTS; SECTION 8.10, “ACCESSORY BUILDING AND USE REGULATIONS”, BY AMENDING REGULATIONS FOR ACCESSORY DWELLING UNITS AND STRUCTURES; SECTION 8.11 “HOME OCCUPATIONS”, BY ADDING REGULATIONS FOR HOME BASED BUSINESSES AND OCCUPATIONS; SECTION 9.2, “GENERAL DEFINITIONS”, BY AMENDING OR ADDING DEFINITIONS RELATED TO THE FOREGOING SECTIONS, AND AMENDING OR ADDING VARIOUS NEW DEFINITIONS; AND BY FURTHER CORRECTING NUMEROUS NUMBERING, SPELLING AND SCRIVENER’S ERRORS WITHIN THE ZONING ORDINANCE OF THE TOWN OF ANNETTA; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Annetta, Texas is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town has previously adopted Ordinance No. 215, the Town’s Zoning Ordinance, as amended by Ordinance 215-A, regulating the location and use of buildings, structures, and land for business, industry, residence, and other purposes, and now desires to amend said ordinance for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the Town Council wishes to amend Ordinance No. 215, as amended by Ordinance No. 215-A, for the purpose of adopting provisions as described in the caption of this ordinance and the attached Exhibit A; and

WHEREAS, public hearings were held by the Planning and Zoning Commission on May 14, 2026, and Town Council on May 21, 2026 as required by law; and

WHEREAS, the Town Council has determined that the amendments as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the Town of Annetta and the public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ANNETTA TEXAS, THAT:

SECTION 1.

Ordinance 215, the Town of Annetta Zoning Ordinance, as amended by Ordinance 215-A, is hereby amended by making certain additions and deletions as identified in the attached Exhibit A and said Exhibit is attached hereto and made a part hereof, and in all other respects said Zoning Ordinance, and its parts, and sections shall remain in full force and effect. ¹

¹ Amendments in Exhibit A are identified as follows: deletions are shown by ~~strikethrough~~ in red; additions are shown in red text.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances of the Town of Annetta, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the Town Council without the incorporation in this ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

All rights and remedies of the Town of Annetta are expressly saved as to any and all violations of the ordinances of the Town of Annetta, as amended, or any other ordinances affecting land use and zoning which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

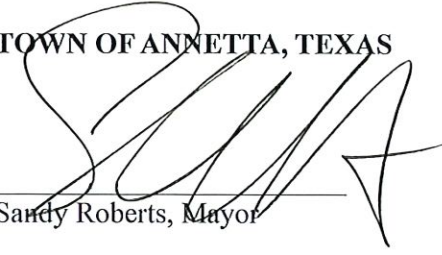
The Town Secretary of the Town of Annetta, Texas, is hereby directed to publish this ordinance in compliance with state law.

SECTION 7.

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this 21st day of May, 2026.

TOWN OF ANNETTA, TEXAS


Sandy Roberts, Mayor

ATTEST:


Jamee Long, Town Secretary

