



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, July 9, 2020, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

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. Anyone wishing to address the Commission regarding an item on this agenda is asked to complete a "Request to Address the Commission" form available on the credenza. Please turn them in to the Secretary of the Planning and Zoning Commission prior to the meeting. All persons turning in a form will have the opportunity to speak (subject to a time period as specified by the Planning and Zoning Commission Chairman). Please limit your comments to new and relevant factual information. Persons wishing to make a general comment not addressing a particular agenda item are invited to do so at this time.

II. Call to order:

Chair Traci Fambrough called the meeting to order at 7:00 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 Traci Fambrough, Lee Ancona, Mike Herring, Steven Wood, Steve Barron, J.D. Davis and Guy Wilson 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.

Lee Thurman, Annetta resident and Developer of Thurman Estates introduced himself.

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meetings of the Town of Annetta held on June 11, 2020 and June 18, 2020.

Mike Herring moved to approve the minutes from the June 11, 2020 meeting as recorded and Lee Ancona seconded the motion, with all aye. Motion passed unanimously.
J.D. Davis moved to approve the minutes from the June 18, 2020 meeting as recorded and Mike Herring seconded the motion, with all aye. Motion passed unanimously.

VII. New Business:

- a. **Public Hearing, Discussion and Action:** Continuation of public hearing on June 18, 2020. Discussion and action on proposed zoning change to a Planned Development District. The land is described as 20.891 acres of land situated in the B. Stephenson Survey, Abstract No. 1219, and being all of those certain tracts of land as conveyed to Aledo Independent School District (Aledo I.S.D.), according to the deed filed in County Clerk's (C.C.) #201817304 and #201817306, Deed Records of Parker County, Texas (D.R.P.C.T.). The property is generally located on FM 5 and adjacent to Annetta Community Storage.

At 7:05 p.m. Traci Fambrough reconvened the public hearing that was suspended at the June 18, 2020 meeting. The items that were discussed at the last meeting were reviewed. Tom Rutledge from the project management firm Teague Nail and Perkins (TNP) in Fort Worth, Texas introduced himself and let everyone know that he could answer any questions if necessary. There was general agreement to move forward with the project, but Mayor Bruce Pinckard let the commission know that it could not move forward with approval due to additional engineering and design requirements that had not be met. Mr. Rutledge did inform the commission that they had gained approval from city officials to begin site work so they would get started with moving dirt. The plat could not be approved without the city engineer approval. A timeline had been worked on between Annetta city officials, engineer and TNP so that project deadlines can be met. Traci Fambrough set the next hearing to convene August 13, 2020 with the expectation that all engineering and design work would be complete by then. The public hearing was suspended at 7:23 p.m.

- b. **Discussion and Action.** Discussion and action on a preliminary and final plat for Aledo Elementary School No. 6 Addition. The property is described as 20.891 acres of land situated in the B. Stephenson Survey, Abstract No. 1219, and being all of those certain tracts of land as conveyed to Aledo Independent School District (Aledo I.S.D.), according to the deed filed in County Clerk's (C.C.) #201817304 and #201817306, Deed Records of Parker County, Texas (D.R.P.C.T.). The property is generally located on FM 5 and adjacent to Annetta Community Storage.

No action was taken on this item due to the constraints of above item a.

- c. **Discussion and Action:** Recommendation to Town Council regarding Thurman Estates preliminary and final plat. The subdivision is 37.164 acres and is located on Old Annetta Road east of Lakes of Aledo.

Lee Thurman presented his development that he plans to build within the Town limits on Old Annetta Road. He showed the commission his plan for 7 lots, along with his vision for how it would be developed. It was shared that he had been in discussion with city officials, and the city engineer, that his plan was well received but the city engineer has issue with cross drainage on the property. Mike Herring asked about driveway access, wanting to know if the smaller lots would be entered from a common driveway. Mr. Thurman said that all properties would have driveways directly onto Old Annetta Road due to cost. Guy Wilson expressed concern that there is a potential dangerous condition being created by having so many access points being added just past a curve on an already busy street, and city officials should review that. Steven Wood asked the city engineer who was present if she had given approval to the development as presented yet. She said they still need to work out the details on the property drainage before final approval, but had given preliminary approval. Mr. Wood motioned that preliminary approval be granted now

conditioned upon the city officials and city engineer work out the minor details needed for final approval, including the public dedication of drainage easements and maintenance agreements. Steve Barron seconded the motion with J.D. Davis, Mike Herring, Lee Ancona, Traci Fambrough voting aye, and Guy Wilson voting no.

VIII. Workshop Discussion:

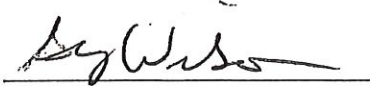
- a. Discussion regarding fences including maximum height, material usage, visibility at intersections and set backs for front yard fences.
- b. The Commission will review the town map and boundaries as well as the Town of Annetta Comprehensive Plan.
- c. The Commission will discuss current or potential non-compliance of land uses within the Town of Annetta and it's ETJ.
- d. The Commission will discuss the need for potentially re-zoning portions of the Town of Annetta to be more consistent with the Comprehensive Plan and it's stated goals.

The above items were not covered since the commission has not been able to schedule meeting time with consultant Craig Farmer.

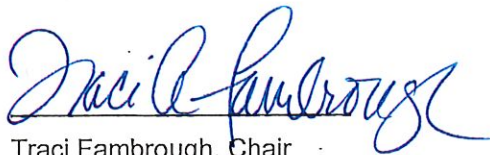
IX. Adjournment:

Commissioner Steven Wood motioned to adjourn the meeting, Commissioner Guy Wilson seconded the motion, with all aye. Chair Traci Fambrough adjourned the meeting at 8:17 p.m.

These minutes were approved on the 13th day of August, 2020.



Guy Wilson, Secretary



Traci Fambrough, Chair