



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

City Council Meeting Minutes

The City Council met in a regularly scheduled meeting on Thursday, May 21, 2026, 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 Sandy Roberts called the meeting to order at 7:00 p.m.
- II. **Pledge of Allegiance/Invocation of Prayer.** Council Member Brandon Thompson led the pledge and Council Member Danny Coffman gave the invocation.
- III. **Roll call/Quorum check.** A quorum check revealed that Mayor Roberts and Council Members, Kent Stasey, Danny Coffman and Brandon Thompson were all present. Council Member Jim Causey was absent. Council Member Place 1 is currently vacant. Also present was Jamee Long, City Secretary/Administrator.
- IV. **Public Comments:** There were no public comments.
- V. **Consent Items: Reports from City Staff and Commission or Committees:**
 - a. Consider the approval of Minutes from the Regular City Council Meeting on April 16, 2026.
 - b. Staff Reports
 - c. Financial Report

Council Member Coffman moved to approve the consent agenda items, and Council Member Stasey seconded the motion. Mayor Roberts reminded everyone to review the Town's weekly reports posted each week on the Town's website.

Council Member Stasey discussed the canvass of the Special Election regarding the Town's street maintenance sales tax. He stated that the tax assists in funding the Town's street repairs and maintenance and thanked the citizens who participated in the election.

Council Member Thompson congratulated Council Members Causey and Coffman on beginning another term serving on the City Council.

The motion to approve the consent agenda carried unanimously.

VI. New Business:

- a. Recognition of Aledo 4-H members for their contribution to the Town of Annetta through their Earth Day project.

Mayor Roberts stated that Aledo 4-H donated and planted a live oak tree near the entrance to Town Hall as part of their Earth Day project. Finley Van Dyk accepted the tree plaque on behalf of Aledo 4-H, which will be placed at the tree. Mayor Roberts thanked Aledo 4-H for their donation and community involvement.

- b. **Public Hearing, Discussion and Action:** Public hearing and consider amending portions of Ordinance 215, the Zoning Ordinance, as amended by Ordinance 215A, 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; Article 7 – *Outdoor Lighting Requirements*, by removing a majority of the standards which will be set forth in a separate lighting ordinance; 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; Section 9.3, *Outdoor Lighting*, by removing the section in its entirety; and by further correcting numerous numbering, spelling and scrivener's errors within the Zoning Ordinance of the Town of Annetta.

Mayor Roberts opened the public hearing at 7:11 p.m.

Lee Ancona, Chairman of the Planning & Zoning Commission, read the motion approved at the Commission's May 14 meeting:

"Steven Barron motioned to change the recommendations made to the Zoning Ordinance 215-A, before submitting to City Council for approval, with the following:

- 1) Leave Article 7 Outdoor Lighting Requirements in the new Ordinance 215 until a separate Outdoor Lighting Ordinance can be approved;
- 2) Make change to Section 8.1.H so that it clearly defines what type of property usage, streets and zones it applies. Section may need to be updated along with a new thoroughfare plan;

3) Allow for any typos and/or corrections needed that may be found by legal review. Clay Kisor seconded the motion and all aye approved.”

Craig Farmer, the Town’s City Planner, discussed the proposed amendments to the Zoning Ordinance. He stated that several changes were related to updates from the state legislature. He also discussed additional and revisions to several definitions within the ordinance. Discussion was also held regarding the Town’s dark sky lighting provisions.

Mayor Roberts closed the public hearing at 7:23 p.m.

Council Member Coffman moved to approve the Planning & Zoning Commission’s recommendation and approve Ordinance 215-B pending legal review, and Council Member Thompson seconded the motion.

The motion to approve Ordinance 215-B carried unanimously.

c. Presentation by Freese and Nichols regarding Parker County Public Utility Agency.

Robert McGee, the Town’s Water Engineer, stated that there have been three workshops and numerous emails regarding the proposed Public Utility Agency. He stated that all parties are doing what they can to make the appropriate updates needed to move the process forward.

Parker County Commission Larry Waldon provided background on how the proposal originated. He explained that approximately three years ago, Parker County received federal funding, and a portion of those funds was allocated toward exploring the formation of the agency. He stated that the County is working with Freese and Nichols to assist with funding through a regional approach.

Jessica Brown with Freese and Nichols presented information regarding the formation of the proposed Public Utility Agency and county-wide water data. She discussed the firm’s work with the state legislature regarding potential funding opportunities. She also explained the differences between a water district and a public utility agency, noting that a water district would be overseen by the state, while a public utility agency would not be a taxing entity. Ms. Brown reviewed the proposed structure of the agency and stated that July or August is the anticipated timeline for consideration of the ordinance and interlocal agreement.

Council Member Coffman discussed the weighted voting structure. Ms. Brown stated that revisions have been made to the initial proposal, and that updated information would be distributed to participating entities the following day. Commission Walden stated that all parties are working diligently to ensure the process is fair to all entities involved.

Mayor Roberts thanked everyone for working together towards a common goal. Commissioner Walden discussed the future potential of rainwater harvesting and how conservation efforts will become increasingly important. He also referenced the Town’s rainwater harvesting tank as an educational resource for the public.

Mayor Roberts asked whether the Upper Trinity Groundwater Conservation District and Commissioners Court are taking steps to reduce the number of wells being drilled. Commissioner Walden stated that the Commissioners’ Court is currently reviewing the County’s subdivision ordinance and considering requirements for larger lot sizes for properties utilizing private wells. He further stated that irrigation demand, rather than human consumption, is the larger concern regarding water usage. Commission Walden also discussed the importance of landscaping practices that require less water.

Mr. Farmer discussed recent state legislation allowing property owners to withdraw from a city’s ETJ, meaning those properties would no longer be subject to municipal regulations regarding well drilling.

Commission Walden stated that Parker County has the responsibility to lead these efforts and pledged that the process will remain transparent. He concluded by expressing appreciation to the Town of Annetta for participating in the formation of the public utility agency.

- d. **Discussion and Action:** Schedule any necessary Budget Planning Workshops and inform the public of the anticipated schedule for public hearings and approval of the 2026-27 Town Budgets.

Council Member Coffman moved to schedule Budget Planning Workshops for July 16 and, if necessary, an additional workshop on August 20, with a public hearing scheduled for September 17, Council Member Stasey seconded the motion, with all aye.

Council Member Stasey stated that the Town's Finance Committee will be meeting to discuss the proposed budget and capital expenditures.

Motion passed unanimously.

- e. **Announced winner of children's book contest.** This month's book giveaway, *Junior Mystery Series – A family Secret*, was awarded to the residents of 115 Tanglewood Drive.

VII. Items of Community Interest.

Council Member Stasey discussed the Aledo Ladycats Softball are advancing to the State Championship. He also stated that the Aledo Bearcats Baseball are currently competing in the semifinals. He said the Ladycats will play in Austin this weekend and the Bearcats will play next weekend in Midland.

Council Member Coffman asked everyone to keep the family and friends of the student who recently passed away in a UTV accident in their thoughts and prayers.

Mayor Roberts reminded everyone to remember those who served and paid the ultimate sacrifice for our freedom during Memorial Day. Council Member Coffman discussed the flag display he coordinated at Town Hall several years ago that spelled out "Never Forget." He stated that a drone video was created for the display, and Mayor requested that Ms. Long repost the video on Memorial Day.

Council Member Thompson stated that the current day was the last day of school and expressed hope that students have a safe and enjoyable summer break. He also stated that he would lower and raise the flag at Town Hall at appropriate times on Monday in observance of Memorial Day. In addition, he discussed a future cornhole tournament.

Mayor Roberts congratulated the seniors graduating the following day.

- VIII. Adjournment:** With no further business before the City Council or Crime Control and Prevention District, Mayor Roberts adjourned the meeting at 8:59 p.m.

These minutes were approved on the 18th day of June, 2026.

Jamee Long

Jamee Long, City Secretary/Administrator



Sandy Roberts

Sandy Roberts, Mayor