



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, November 10, 2022, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane.

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.

II. Call to order:

Commissioner Lee Ancona (acting as meeting chairperson) called the meeting to order at 7:00 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Steve Barron led the pledge, and J. D. Davis gave the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Commissioners Guy Wilson (Place 1), Lee Ancona (Place 3), Steve Barron (Place 4), and J.D. Davis (Alternate #1), were all present. Mike Herring (Place 2), and Traci Fambrough (Place 5), were not 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.

Brian Fibiger, 108 Inglewood commented on proposed SUP zoning change. He said the requested change should be allowed if it meets the city requirements.

Judy Tipton, 100 Inglewood, wanted to know if it will be acceptable to build a separate dwelling building (SUP) at 100 Inglewood address that is owned by her daughter and son in law. She was informed that her request was on the agenda and would be covered in the meeting tonight.

Danny and Brooke Darling, 104 Inglewood wrote a letter to the commission with points on why they object to the SUP. They addressed the commission about their concerns.

Daniel and Stephanie Woodliff, 180 Meadow Park Dr. live behind the lot where the SUP is requested. They are already experiencing drainage issues from current building and pools in the area. They are concerned about flooding from the new building.

Eric Chonko, 147 Meadow Park Rd., is concerned about the impact on the infrastructure on adjoining properties who are downhill. The sewer, electric, wastewater, drainage will all be

impacted. He commented that a precedent will be set. If proposed SUP is approved, then others will be able to have similar SUPs in the future.

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meeting of the Town of Annetta held on October 13, 2022.

Steve Barron motioned that the meeting minutes be approved, Lee Ancona 2nd the motion, with all aye approve.

VII. New Business:

- a. Swearing in of Guy Wilson – Place 1, Lee Ancona – Place 3, Stephen Barron – Place 4, and J.D. Davis – Alternate #1.

The above commissioners were sworn for new terms by Mayor Sandy Roberts.

- b. **Public hearing on Town of Annetta zoning change:** Recommendation to Town Council for change from R-1 Residential to R-1 Residential with a Special Use Permit (SUP) to allow an accessory dwelling unit to be constructed on the same lot as the main dwelling unit. The accessory dwelling unit to be used by a person or persons related to occupants of the main dwelling unit. The property is located at 100 Inglewood Drive on .613 acre, platted as Lot 1, Block A, Meadow Park Estates Subdivision, Town of Annetta, Parker County, Texas.

Public Hearing started at 7:19 p.m.

Craig Farmer addressed the commission. He reviewed his recommendations about the proposed SUP in the document that he presented to the commission. He covered the legal requirements to oppose or approve the SUP. The commission discussed with the meeting attendees the issues surrounding approving the request. It was recommended that the public hearing be continued at the next meeting, so that more detailed drawings and information can be provided.


Public Hearing closed at 8:12 p.m.

J.D. Davis motioned that we move the hearing to next meeting on December 8, 2022 at 7:00 p.m. so that we can see more detailed information about the plan. Steve Barron 2nd the motion. The commission will continue the public discussion at next meeting.

IX. Adjournment:

Acting Chairperson Lee Ancona adjourned the meeting at 8:14 p.m.

These minutes were approved on the 8th of December 2022.



Guy Wilson
Secretary



Lee Ancona
Acting Chairperson