



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

Planning & Zoning Commission Meeting Minutes

The Planning & Zoning Commission of Annetta met in a regularly scheduled meeting on Thursday, February 8, 2018, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

- I. **Call to order.** Chairman Robert Carter called the meeting to order at 7:00 p.m.
- II. **Invocation of Prayer/Pledge of Allegiance.** Robert Carter gave the invocation and Jim Causey led the pledge.
- III. **Roll call/Quorum check.** A quorum check revealed that Robert Carter, Jim Causey, Mike Herring, Jaime Saenz (Alternate Member #2) and Roger Wilson were all present. Shelby Kimball was absent. Also present, Mayor Bruce Pinckard and Dennis Thompson, Director of Operations and Planning.
- IV. **Public Comments:** No public comments.
- V. **Approval of minutes from the Regular Planning & Zoning Commission Meeting on January 11, 2018.** Mr. Herring moved to accept the minutes, Mr. Carter seconded the motion, with all aye. Motion passed unanimously.
- VI. **New Business:**
 - a. **Discussion and Action:** Consider electing a new secretary. *Mr. Carter moved to elect Mr. Wilson as the new secretary, Mr. Causey seconded the motion, with all aye. Motion passed unanimously.*
 - b. **Discussion and Action:** Discuss new zoning ordinance with Karen Mitchell of Mitchell Planning Group. Any such recommendations are to be entered as a report item to Town Council for consideration. *After a lengthy discussion, Mr. Carter moved to setup a joint meeting between Town Council and Planning & Zoning Commission at the next regularly scheduled meeting of the Planning & Zoning Commission on March 8, 2018, Mr. Wilson seconded the motion, with all aye. Motion passed unanimously.*
- VII. **Old Business:**
 - a. **Discussion and Action:** Recommendation to Town Council concerning Master Thoroughfare Plan and the mapping or identifying of potential needs for road widening or improvements and new connector roads that will need to be planned. *No action taken.*
 - b. **Discussion and Action:** Recommendation to Town Council proposing a new Zoning Map as required with distinctions made between the different area designations, R-1, R-2, R-A, etc. *No action taken.*
 - c. **Discussion and Action:** Review recommendations from Karen Miller, all commissioners, town staff and public persons, and consider endorsement of any such items incorporated into a proposed new Comprehensive Zoning Ordinance. Any such recommendations are to be entered as a report item to the Town Council for consideration. *Mr. Causey moved to delete this item c. and replace it with New Business, item b., Mr. Carter seconded the motion, with all aye. Motion passed unanimously.*

- d. **Discussion:** Comprehensive Plan – Discuss the current zoning being utilized in Annetta in order to compare to current land uses, ascertain any land use differences from area to area and discover any non-complying uses of land within the corporate limits of the Town of Annetta. *No action taken.*
- e. **Discussion and Action:** Recommendations for Town Council to consider possible modification of future planned developments consisting of small lots (less than 2 acres) such as planned developments of .22 of one acre lot developments [future planned developments means this discussion does not apply to any currently existing development, but only applies to future planned developments]. Any such recommendations are to be entered as a report item for the Town Council to consider. *No action taken.*
- f. **Discussion and Action:** Consider current zoning Ordinance 28 A-G and all changes that the Commission would recommend in report form to Town Council to the Comprehensive Plan Map and recommendations for changes to existing zoning ordinance to conform to Comprehensive Plan. *No action taken.*
- g. **Discussion and Action:** Recommendation to Town Council concerning amending zoning ordinance to prohibit R-1 zoning districts from adding separate structure that is used for dwelling purposes. *No action taken.*
- h. **Discussion and Action:** Recommendation to Town Council of any inconsistencies in definitions or typographical, or formatting between Comprehensive Plan as enacted on April 21, 2016, and the Town's Engineering Design Manual. Any such recommendations to be entered as a report item for the Town Council to consider. *No action taken.*
- i. **Discussion and Action:** Recommendation to Town Council regarding any inconsistencies between the Subdivision Ordinance, the Engineering Design Manual and the Comprehensive Plan as enacted on April 21, 2016, as well as types of districts, district boundaries, use of land, and applications for zoning changes. Any such recommendations to be entered as a report item for Town Council to consider. *No action taken.*
- j. **Review:** Zoning Ordinances of other Towns and Cities for consistency with the Town of Annetta Comprehensive Plan and consider any recommendations to the City Council for inclusion or exclusion of themes, ideas and/ or language in a new Comprehensive Zoning Ordinance for the Town of Annetta to consider at a future date. *No action taken.*
- k. **Discussion and Action:** Recommendations to Town Council to Comprehensive Plan and Map of Future Land Use to the Transportation Plan. Any such recommendations are to be entered as a report item for the Town Council to consider. *No action taken.*
- l. **Discussion and Action:** Recommendations to Town Council for changes to Comprehensive Plan Map of Future Land Use for the locations of existing and new zoning districts for the proposed new Zoning Ordinance. *No action taken.*


Mr. Causey moved to move items a-l to the next meeting, Mr. Carter seconded the motion, with all aye. Motion passed unanimously.

VIII. Announcements: Our next meeting will be held on March 8, 2018 at 7:00 p.m. at Annetta Town Hall, 450 Thunder Head Lane.

IX. Adjournment: With no further business before the commission, the Chairman adjourned the meeting at 9:10 p.m.

These minutes were approved on the 8th day of March, 2018


 Roger Wilson, Secretary


 Robert Carter, Chairman