



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, May 10, 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.** Mike Herring gave the invocation and Jaime Saenz led the pledge.
- III. **Roll call/Quorum check.** A quorum check revealed that Robert Carter, Mike Herring, Shelby Kimball, Jaime Saenz and Roger Wilson were all present. Also present were Sandy Roberts (Alternate Member #2) and Jamee Long, City Secretary.
- IV. **Public Comments:** No public comments.
- V. **Approval of minutes from the Regular Planning & Zoning Commission Meeting on April 12, 2018.** Mr. Wilson moved to accept the minutes, Mr. Carter seconded the motion, with all aye. Motion passed unanimously.
- VI. **New Business:**
 - a. Introduction and swearing in of Jaime Saenz – Place 5, and Sandy Roberts – Alternate #2 as appointed by Town Council. *Jamee Long swore in Mr. Saenz and Ms. Roberts, individually.*
 - b. **Discussion and Action:** Recommendations to Town Council concerning platted and non-platted lots. *After discussions on a proposed memo he crafted to Mayor Bruce Pinckard, Mr. Carter moved to attach said document to these minutes, as if incorporated herein, Mr. Kimball seconded the motion, with all aye. Motion passed unanimously.*
 - c. **Discussion and Action:** Recommendations to Town Council concerning building setbacks, property lines, building materials, building usages, easements and well-sharing prohibitions. *After discussions on a proposed memo he crafted to Mayor Bruce Pinckard, specifically addressing well-sharing prohibitions, Mr. Carter moved to attach said document to these minutes, as if incorporated herein, Mr. Saenz seconded the motion, with all aye. Motion passed unanimously.*
- VII. **Old Business:**
 - a. **Discussion and Action:** Recommendations to Town Council concerning exterior lighting in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *General discussion. No action taken.*
 - b. **Discussion and Action:** Recommendations to Town Council concerning barns, defined and lot size requirements, in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *General discussion. No action taken.*
 - c. **Discussion and Action:** Recommendations to Town Council concerning accessory dwelling structures, lot size requirements, in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *Referencing Ordinance 192 (Zoning Ordinance), Section 8.10.A (1),*

Mr. Saenz moved to increase from not less than twelve-thousand (12,000) sq. ft., to not less than twenty-five thousand (25,000) sq. ft., the area of a lot in which one accessory dwelling unit may be constructed by right in a R-1 zoning district, Mr. Carter seconded the motion, with all aye. Motion passed unanimously.

- d. **Discussion and Action:** Recommendations to Town Council concerning fences in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *General discussion. No action taken.*
- e. **Discussion and Action:** Recommendations to Town Council concerning number of animals, what type and animal acreage requirement in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *General discussion. No action taken.*
- f. **Discussion and Action:** Recommendations to Town Council concerning alcohol regulations in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *No action taken.*
- g. **Discussion and Action:** Recommendations to Town Council concerning land use districts for check cashing business, car title business and payday loan business in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *No action taken.*
- h. **Discussion and Action:** Recommendations to Town Council concerning signs in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *No action taken.*
- i. **Discussion and Action:** Recommendations to Town Council concerning short-term rentals in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *No action taken.*
- j. **Discussion and Action:** Recommendations to Town Council concerning telecommunications tower in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *General discussion. No action taken.*
- k. **Discussion and Action:** Recommendations to Town Council concerning oil and gas regulations in each zoning district. 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 concerning wind and solar power regulations in each zoning district. Any such recommendations are to be entered as a report item for the Town Council to consider. *General discussion. No action taken.*
- m. **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.*
- n. **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.*
- o. **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.*
- p. **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. Carter moved to move New Business items b and c and Old Business items a-p to the next meeting, along with adding items for Mobile Homes and Recreational Vehicles, Mr. Herring seconded the motion, with all aye. Motion passed unanimously.

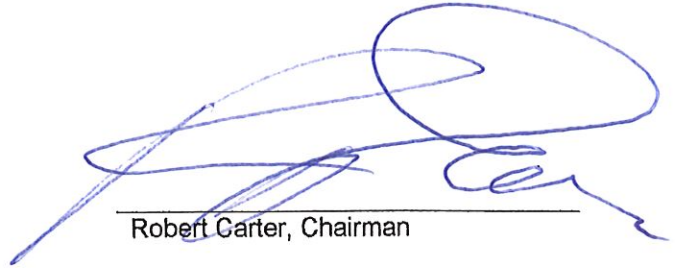
VIII. **Announcements:** Our next meeting will be held on June 14, 2018 at 7:00 p.m. at Annetta Town Hall, 450 Thunder Head Lane.

IX. **Adjournment:** With no further business before the commission, the Chairman adjourned the meeting at 8:50 p.m.

These minutes were approved on the 14th day of June, 2018



Roger Wilson, Secretary



Robert Carter, Chairman

Memo to: Hon. Bruce Pinckard

From: Robert A. Carter

Re: P & Z

As to platted and non-platted lots:

Chapter 5 of Ordinance 180 (Subdivision) Sec. 5.1, E. should be amended to require That every preliminary plat shall have an on the ground perimeter survey by a Texas licensed surveyor showing lot owner's entire tract and public road access and number of acres or square footage of owner's entire property. Every preliminary plat shall have an on the ground survey by licensed Texas surveyor setting forth the perimeter boundaries of the proposed plat together with public road access and number acres or square footage of each proposed lot that the submitter is requesting to be replatted. Each such requested replat shall also have an engineering drainage study by a Texas licensed civil engineer which shows how the proposed replat will affect drainage with the proposed access if replatted.

And make the above provisions applicable to all property in Town of Annetta, whether previously platted or not.

As to well-sharing:

An ordinance should be enacted that prohibits the sharing of any water well in the city limits between two or more owners of property.