



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, June 12, 2025, 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:

*Mike Herring Chairperson called the meeting to order at 7:15 p.m.*

### III. Pledge of Allegiance/Invocation of Prayer.

*Commissioners Steve Barron led the pledge, and Lee Ancona gave the invocation.*

### IV. Roll call/Quorum check.

*A quorum check revealed that Commissioners Guy Wilson (Place 1), Mike Herring (Place 2), Lee Ancona (Place 3), Stephen Barron (Place 4), James Falconer (Place 5) were present. Traci Fambrough (Alternate #1) was 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.

*No public comments.*

### VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meeting of the Town of Annetta held on May 8, 2025.

*Stephen Barron motioned that the meeting minutes be approved, Lee Ancona 2<sup>nd</sup> the motion, with all ayes approve.*

## **VII. New Business:**

- a. **Public hearing on Town of Annetta zoning change:** Make recommendation to City Council for a 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 1228 Redbud Lane Lane on 2.5 acres, not platted as Abst. 2038, Survey: NEWBY J H, Town of Annetta, Parker County, Texas.

*Craig Farmer of Municipal Planning Services described the request and his review of the zoning change request. Tony Endsley property owner requesting the zoning change addressed the commission on why he would like to make the change. He would like to add an additional dwelling unit on his property for his family members. He said although it would be a stand-alone complete house it would not be rented out or sold separately. Annetta resident Shelley Davis then addressed the commission about her concerns about the zoning change. The commission also received a letter from Annetta residents Doug and Kathleen Huey about their concerns. Shelley Davis (1211 Redbud) and the Huey (1231 Redbud) properties are next to the zoning change requested property. They both asked that the request be denied in written comments that are attached to these minutes. After much discussion Lee Ancona motioned that the zoning change be approved for review by the city council. But it should be subject to the number 3 listed conditions under the review provided by Craig Farmer, to meet the city zoning ordinance requirements. James Falconer 2<sup>nd</sup> the motion. Lee Ancona, James Falconer, and Mike Herring voted yes to approve the request subject to listed issues. Steve Barron and Guy Wilson voted no, to deny the request since it does not meet current zoning requirements and needs further review.*

- b. **Discussion:** Update regarding minor plat of Lots 1, 2 & 3, Block 1, Suss Addition, more commonly known as 177 Duncan Road.

*Since the minor plat meets platting requirements, it was only for discussion.*

## **VII. Workshop:**

**Workshop opened at 8:34 p.m.**

- a. Review of an analysis of existing land use along with land use projected future needs based on the May 8, 2025 workshop housing and population demographics in relation to the Town's Comprehensive Plan.

*Craig Farmer presented phase 2 of housing and occupation history within the city and the difficulty of making projections. Items that would need to be addressed in future workshops were discussed.*

**Workshop closed at 9:31 p.m.**

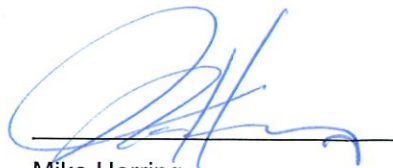
## **IX. Adjournment:**

**Chairperson Mike Herring adjourned the meeting 9:32 p.m.**



Guy Wilson

Secretary



Mike Herring

Chairperson