



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 13, 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:

Lee Ancona, Acting Chairperson, called the meeting to order at 7:03 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Lee Ancona led the pledge, and Guy Wilson gave the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Commissioners Guy Wilson (Place 1), and Lee Ancona (Place 3) were present. Mike Herring (Place 2), Stephen Barron (Place 4), James Falconer (Place 5), and Traci Fambrough (Alternate #1) were not present. Tony Endsley (new Place 2) and Clay Kisor (new Place 5) were also in attendance to serve.

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.

Megan Davis McConnell, Annetta North resident at 250 Quail Ridge Road addressed the council to share that her home overlooks the Town of Annetta and they appreciate the dark skies ordinance. She would like for it to be enforced with upcoming developments.

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meeting of the Town of Annetta held on August 14, 2025.

Guy Wilson motioned that the meeting minutes be approved, Lee Ancona 2nd the motion, with all ayes approved.

VII. New Business:

- a. Swearing in of Tony Endsley-Place 2, Clay Kisor- Place 5, and Mike Herring- Alternate.

Mayor Sandy Roberts swore into office Tony Endsley-Place 2, and Clay Kisor-Place 5. Mike Herring was not in attendance for the swearing in.

- b. Elect officers.

Tony Endsley nominated Lee Ancona to be Chairman of the commission, Clay Kisor 2nd the motion, with all ayes approved.

- c. Public hearing on Town of Annetta zoning change: Recommendation to Town Council for change from Local Retail (LR) with a Specific Use Permit allowing only a dry cleaner drop-off/pickup and a personal training facility to a Planned Development (PD) for limited Local Retail District uses including a dry cleaner drop-off/pickup and/or personal training facility and a baseball batting cage and training facility. The property is located at 2457 FM 5, consisting of approximately 1.28 acres, un-platted, situated in the Benjamin Stephenson Survey, Abstract 1219, Town of Annetta, Parker County, Texas

Public hearing opened at 7:23 p.m.

Jamie Mitchell of 2395 FM 5 W, who is the owner requesting the property be re-zoned, addressed the commission. He explained that his property management business is working another business owner about uses for the site. They are proposing to have a baseball practice facility with a batting cage and lighted infield. He stated that they plan to be good neighbors, will conceal the facilities from public view and meet city ordinances. Mayor Sandy Roberts who was also in attendance at the meeting explained that she had worked out the details about the new facility with City Consultant Craig Farmer. Guy Wilson motioned to move the re-zoning issue to the City Council based upon Craig Farmer's recommendations. Tony Endsley 2nd the motion and all aye approved.

Public Hearing closed at 7:46 p.m.

VIII. Workshop:

- a. Workshop on Zoning Ordinance.

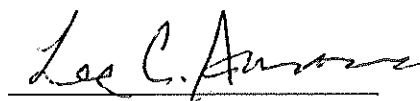
Workshop was delayed until next P&Z meeting in December to allow more information to be gathered.

VIII. Adjournment:

Chairperson Lee Ancona adjourned the meeting 7:53 p.m.



Guy Wilson
Secretary



Lee Ancona
Chairperson