



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 14, 2019, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

### 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. Anyone wishing to address the Commission regarding an item on this agenda is asked to complete a "Request to Address the Commission" form available on the credenza. Please turn them in to the Secretary of the Planning and Zoning Commission prior to the meeting. All persons turning in a form will have the opportunity to speak (subject to a time period as specified by the Planning and Zoning Commission Chairman). Please limit your comments to new and relevant factual information. Persons wishing to make a general comment not addressing a particular agenda item are invited to do so at this time.

### II. Call to order:

*Chairperson Traci Fambrough called the meeting to order at 7:02 p.m.*

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

*Commissioner Stephen Baron led the pledge and Commissioner Mike Herring gave the invocation.*

### IV. Roll call/Quorum check.

*A quorum check revealed that Stephen Baron, Traci Fambrough, Guy Wilson, Mike Herring and J.D. Davis were all present. Steven Wood and Shelby Kimball were absent.*

### 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 presentations were made.*

### VI. Approval of Minutes:

**Consideration and approval of minutes of the Planning and Zoning Commission meetings of the Town of Annetta held on October 10, 2019.**

*Commissioner J.D. Davis moved to approve the minutes as recorded and Mike Herring seconded the motion, with all aye. Motion passed unanimously.*

**VII. New Business:**

- a. Discussion on re-zoning the Town of Annetta.
- b. Workshop Discussion. The Commission will discuss the following pertaining to the Zoning Ordinance and Comprehensive Plan:
  - a. Fences;
  - b. Barns, lot size requirements;
  - c. Number of animals, what type and animal acreage requirement;
  - d. Wind and solar power regulations;
  - e. Telecommunications tower;
  - f. Manufactured homes and RVs;
  - g. Alcohol regulations;
  - h. Land use districts for check cashing business, car title business and payday loan business;
  - i. Short-term rentals;
  - j. Oil and gas regulations;
  - k. Billboards; and
  - l. 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.

*Discussion concluded that one size does not fit all, since the Town is made up of various land lot sizes and uses. An inventory of the land lot sizes and uses was determined to be needed for proper assessment to move forward with recommendations. Traci Fambrough commented that using professional consultants would be needed for proper guidance. Guy Wilson moved that the Commission should approach the Council for directive whether outside consultants should be used to assist with the zoning process, seconded by Mike Herring. After further discussion, it was concluded that another workshop should be held without outside consultants before submitting to Council. Guy Wilson and Mike Herring removed their motions.*

*Citizen Bob McCann wanted to address the Commission about the use of solar energy. It was recommended to him that he should attend the upcoming workshop to address his concerns.*

**VIII. Old Business:**

*No Old Business was discussed.*

**IX. Adjournment:**

*Traci Fambrough adjourned the meeting at 8:22 p.m.*

*These minutes were approved on the 12<sup>th</sup> day of December, 2019.*

  
\_\_\_\_\_  
Guy Wilson, Secretary

  
\_\_\_\_\_  
Traci Fambrough, Chairman