



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, May 13, 2021, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane.

The public was permitted to offer public comments telephonically on any agenda item as permitted by the presiding officer during the meeting. A recording of the telephone/video meeting was made and will be available to the public in accordance with the Open Meeting Act within 24 hours, after the end of the meeting.

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:

Todd Covington gave an overview of how communication technology will be used during the meeting, then Vice Chairperson Steven Wood called the meeting to order at 7:06 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Guy Wilson led the pledge, and Mike Herring gave the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Commissioners Guy Wilson (Place 1), Mike Herring (Place 2), J.D. Davis (Place 3), Steven Wood (Place 4), and Lee Anocona (Alternate 2) were all present. Traci Fambrough (Place 5) Steve Barron (Alternate 1) were 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.

Mr. Al Gloer, Annetta resident, addressed the commission. He said that he was disappointed with city Ordinance 192. He feels the ordinance overreaches the city needs and places undue burdens on the citizens. He suggested that the commission should consider a blank approach to issues without using the complex 192 ordinance.

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meetings of the Town of Annetta held on April 8, 2020.

J.D. Davis motioned that the meeting minutes be approved, Lee Ancona seconded the motion, with all aye approve.

VII. Workshop Discussion:

- a. **Public Hearing:** Hold a public hearing and consider a recommendation to the Town of Annetta City Council to consider amending portions of Ordinance No. 192, as amended by Ordinance 192A, and more specifically: renumbering and reformatting the ordinance, adding four new residential districts; Section 5.2 R-AG "Agricultural Residential District," Section 5.3 R-E "Residential Estate Residential District," Section 5.5 R-20 "Single Family Residential District," Section 5.6 R-10 "Single Family Residential District;" amending Article 4 "Permitted Uses" to provide permitted use listings for the new residential districts and uses, amending Section 8.2 to allow the combining of platted lots, amend Section 8.10.B to provide for accessory buildings in front of main buildings on lots at least two acres in size and an accessory building on adjacent lots; Section 9.2 "General Definitions" by amending the definition of lot width; Section 9.3 "Definitions" by amending or adding definitions related to the foregoing sections, and amending or adding definitions for Accessory Farming and Livestock; Agricultural, Farming and Forestry Activities; Animal Production, Ranching and Livestock; Credit Access Business; Home Occupation; Planning and Zoning Coordinator, Short Term Rental; amending and adding fencing standards in the residential districts and amending various sections to comply with statutory requirements for zoning.

Public Hearing was opened at 7:23 p.m.

Steven Wood read the above statement of the areas being considered during the meeting. Craig Farmer, consultant with C.H.E., reviewed with the document along with the points that were addressed. Most of the public discussion centered upon the impact that the new ordinance and zoning would impact existing structures and properties. Mr. Farmer explained that it would require property owners to petition the city to include their property within a new zoning. If a request to re-zone is not submitted, the property(s) would remain in the existing R-1 classification. Non-conforming existing structures, (set backs, size, etc.) would not be impacted unless zoning changes were made. If a structure was destroyed by a natural disaster it would need to be reviewed by the city to meet the ordinance. But he explained the purpose of the Zoning Board of Adjustment is to be available to review special situations that impact property owners. There was also discussion on who is the Town Planning and Zoning Coordinator, whether it should be city staff or elected official.

Steven Wood motioned that property owners should be allowed twelve months to rebuild their structure if destroyed. Mike Herring seconded, all aye.

Steven Wood motioned to change the description of the "Planning and Zoning Coordinator" to "the person in the position of Town Secretary, if the Town does not have a secretary or

other appointed staff available then the position duties will be carried out by the Town Mayor". Mike Herring seconded, all aye.

Mr. Farmer said that he would review the ordinance again with the city attorney and let him know the citizen concerns.

Public hearing closed at 8:38pm.


The commission then discussed the accessory building sizes again. Mike Herring motioned that the structure size in the Zoning Ordinance Article 3.1.G 5. should be raised from 600 sq. ft. to 1200 sq. ft.. After a brief discussion on the impact of the increased size, Lee Ancona seconded the motion. Mike Herring, and Lee Ancona voted for, Guy Wilson, Steven Wood, and J.D. Davis voted against, the motion did not carry.

Steven Wood recommended the commission move forward with approving the amended Zoning Ordinance 192A, along with the reviewed recommended changes by the city attorney as discussed at this meeting. Mike Herring motioned to approve the amended Ordinance 192A with the changes, J.D. Davis seconded the motion, all aye.

VIII. Adjournment:

Vice Chairperson Steven Wood adjourned the meeting at 8:50 p.m.

These minutes were approved on the 9th of September, 2021.



Guy Wilson
Secretary



Steven Wood
Vice Chairperson