



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 will met on Thursday, December 8, 2022, 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:

Chairperson Traci Fambrough called the meeting to order at 7:01 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Lee Ancona led the pledge, and J. D. Davis gave the invocation.

IV. Roll call / Quorum check.

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

No Comments

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meeting of the Town of Annetta held on November 10, 2022.

J.D. Davis motioned that the meeting minutes be approved, Lee Ancona 2nd the motion, with all aye approve.

VII. New Business:

- a. Update regarding minor plat of Lots 1-3, Block A, Sudden Valley, more commonly known as 249 Duncan Road.

Minor plat was already approved by Mayor Sandy Roberts. Josh Rogers the developer was available for questions from the commission.

- b. Recommendation to City Council regarding flat roof for new home at 235 Duncan Road. In accordance with Subsection 8.9.2.b. of the adopted Zoning Ordinance, make a recommendation as part of a site plan approval to the City Council, of an alternative roof pitch and roof materials. If it is determined to be equivalent to or better than the roof pitch or roof materials otherwise required by the Town's adopted Zoning Ordinance and Building Code.

Josh Rogers presented the building design criteria and what they would like to do. It will be a high quality project but it does not fit current design requirements. He asked for approval of the variance in the design for a flat roof which is not allowed by city ordinance. Craig Farmer addressed the commission about his review, said we could approve an alternate site plan with the roof pitch.

J.D. Davis recommended that the commission approve the variance of the site plan with an alternate roof pitch to the city council, with Lee Ancona 2nd the motion. All aye.

VIII. Old Business:

- a. **Public hearing on Town of Annetta zoning change:** Recommendation to Town Council for 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 100 Inglewood Drive on .613 acre, platted as Lot 1, Block A, Meadow Park Estates Subdivision, Town of Annetta, Parker County, Texas. (Note: The applicant has requested withdrawal of the case but it was continued from the last meeting and must be on the agenda. The Commission will need to take formal action to dispose of the case. Staff recommends the Commission allow withdrawal of the request, not take action and not forward a recommendation to the Council.)

Public hearing opened at 7:21 p.m.

Commission voted to accept the applicant's requested withdrawal. Lee Ancona motioned, J.D. Davis 2nd the motion, with all aye.

Closed at 7:23 p.m.

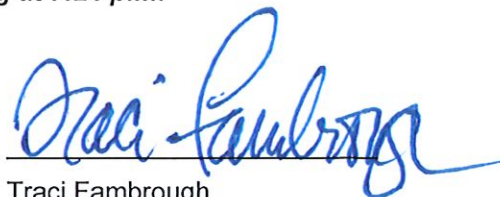
IX. Adjournment:

Chairperson Traci Fambrough adjourned the meeting at 7:24 p.m.

These minutes were approved on February 9, 2023.



Guy Wilson
Secretary



Traci Fambrough
Chairperson