



Planning and Zoning Commission Meeting Minutes

The Town of Annetta Planning and Zoning Commission was held on Thursday, June 18, 2020, at 6:30 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:

Chair Traci Fambrough called the meeting to order at 6:30 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners J.D. Davis led the pledge and Stephen Barron gave the invocation.

IV. Roll call/Quorum check.

A quorum check revealed that Traci Fambrough, Guy Wilson, Mike Herring, Stephen Barron and J.D. Davis were all present. Steve Wood and Lee Ancona 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.

VI. New Business:

- a. **Public Hearing, Discussion and Action:** Public hearing, discussion and action on proposed zoning change to a Planned Development District. The land is described as 20.891 acres of land situated in the B. Stephenson Survey, Abstract No. 1219, and being all of those certain tracts of land as conveyed to Aledo Independent School District (Aledo I.S.D.), according to the deed filed in County Clerk's (C.C.) #201817304 and #201817306, Deed Records of Parker County, Texas (D.R.P.C.T.). The property is generally located on FM 5 and adjacent to Annetta Community Storage.

Chair Traci Fambrough opened the public hearing at 6:32 p.m. Tom Rutledge, engineer for TNP, presented information regarding the Aledo Independent School District's elementary school #6. He discussed the site plan, drainage, traffic impact analysis, parking, turn lanes and water/sewer for the school. Also present was Earl Husfeld and Tyler Boswell with AISD, and Leigh Hollis with Halff Associates on behalf of the Town. Mr. Rutledge discussed the well and water storage tank on the site plan. He stated they are also in discussions with the Parker County Fire Marshall regarding the emergency sprinkler system in the building and water capacity for fire flow. Mr. Rutledge discussed traffic flow for drop off and pick up of the students and stated TXDOT has total jurisdiction over the changes to FM 5 and is planning to add a turn lane. He discussed the outdoor learning areas and playgrounds. Mr. Rutledge stated they will be drilling a well and have an on-site storage tank for fire suppression that will be 542,000 gallons capacity. He stated the water tank size is 59 feet in diameter and 26 feet high and will be painted a complimentary color. The tank size has been coordinated with the Parker County Fire Marshall due to fire flow requirements. Guy Wilson asked why the water tank is near FM 5. Mr. Rutledge stated this is the only available location on the site due to TCEQ and UTGCD restrictions. Stephen Barron asked about another possible entry to the school instead of FM 5. Mr. Rutledge stated the street Mr. Barron discussed is a private road. Mr. Rutledge discussed the location of the sewer treatment plant. He stated it will be a "package plant" that will be self-supporting to support the school and will have discharge to a leach field. A property owner north of the school site asked if the sewer treatment plant would be a spray discharge and asked if there would be any other use on the leach field. Mr. Rutledge stated there is no proposal for the leach field due to it being in a flood plain. The property owner asked if a soil test had been performed and stated the street Mr. Barron was referring to is on his property. Mr. Rutledge stated a Geo Tech Engineer has tested the soil, but he could not recall the details. J.D. Davis asked if the turn lanes on FM 5 were submitted to TXDOT. Mr. Rutledge stated they have submitted their plans to TXDOT. He stated the student capacity of the school will be 850. Mayor Pinckard discussed the agreements the Town is currently working on with the school district regarding operation of the water and sewer system at the new elementary school. He stated these agreements will be presented to City Council at a future meeting. Chair Traci Fambrough recessed the public hearing at 7:10 p.m. and stated the hearing will be continued on July 9, 2020 at 7:00 p.m.

Chair Traci Fambrough reconvened the Planning and Zoning Commission meeting at 7:10 p.m.

Citizen, Al Gloer then requested to speak discussing his traffic flow concerns and traffic due to the railroad. Mr. Rutledge stated he did not believe the railroad would affect traffic flow at the school but stated that "anything could happen." Chair Traci Fambrough mentioned the possibility of multiple meetings on that date at Town Hall beginning around the same time frame encouraging interested parties to be on time, and emphasizing the meeting would not occur before 7:00 p.m.

- b. **Discussion and Action:** Discussion and action on a preliminary and final plat for Aledo Middle School No. 6 Addition. The property is described as 20.891 acres of land situated in the B. Stephenson Survey, Abstract No. 1219, and being all of those certain tracts of land as conveyed to Aledo Independent School District (Aledo I.S.D.) according to the deed filed in County Clerk's (C.C.) #201817304 and #201817306, Deed Records of Parker County, Texas (D.R.P.C.T.). The property is generally located on FM 5 and adjacent to Annetta Community Storage.

No action taken. The site was clarified as being one and the same for the elementary school and NOT a site for a middle school.

VII. Adjournment:

Chair Traci Fambrough adjourned the meeting at 7:12 p.m.

These minutes were approved on the 9th day of July, 2020.


James Long, City Secretary


Traci Fambrough, Chair