



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, August 13, 2020, 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:

*Vice Chairman Steven Wood called the meeting to order at 7:00 p.m.*

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

*Commissioners J.D. Davis 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), Steve Barron (Alternate #1) and Lee Ancona (Alternate #2) were all present. Traci Fambrough (Place 5) was 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.

*Annetta citizen, Mr. Mark Wohl, addressed the commission to relay his concerns about increased traffic in the city. He wants the new elementary school that is being located in the city to have a traffic study done to avoid potential conflicts from the school increasing traffic volume in the future. Mr. Tom Rutledge, who was in the audience let him know that issue would be covered in the public meeting tonight.*

## VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meetings of the Town of Annetta held on July 9, 2020.

*Lee Ancona moved to approve the minutes from the July 9, 2020 regular and public meeting as recorded, J.D. Davis seconded the motion, with all aye. Motion passed unanimously.*

## VII. New Business:

- a. **Discussion and Action:** Recommendation to Town Council regarding Thurman Estates final plat. The subdivision is 37.164 acres and is located on Old Annetta Road east of Lakes of Aledo.

*Mayor Bruce Pinckard was in attendance and addressed the commission to let them know that the Thurman Estates subdivision was still under engineering review, so the plat is not ready for commission review. No further discussion or action was taken on the final plat by the commission.*

## VIII. Old Business:

**Planning and Zoning Commission meeting recessed at 7:10 P.M.**

- b. **Public Hearing, Discussion and Action:** Continuation of public hearing on July 9, 2020. 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.

*7:11 p.m. – Public hearing opened by Vice Chairman, Steven Wood. Mr. Tom Rutledge of Fort Worth, Texas with the firm Teague, Nall, and Perkins presented to the audience about the new development. Since he has presented to the commission on two previous meetings his purpose at this meeting was to address any additional questions. Since Mr. Mark Wohl had concerns about traffic around the new school development, Mr. Rutledge went into depth about traffic flows. Many of the meeting participants contributed their questions and concerns in open discussion about the school traffic. He said the city staff, school staff and his firm have worked extensively in tandem with the Texas Department of Transportation (TXDOT) to develop a safe arrangement for traffic to enter and exit the school site. He showed how they have planned a very long street around the school to keep most of the traffic congestion off FM 5. He was able to explain how the site dictates what can be done around the school and that TXDOT would be responsible for managing the traffic flow on FM 5. Mr. Rutledge also gave an update on the site dirt work and landscaping progress.*

*7:56 p.m. – Public hearing closed by Vice Chairman, Steven Wood.*

**Planning and Zoning Commission meeting reconvened at 7:57 p.m.**

- c. **Discussion and Action.** Discussion and action on a preliminary plat for Aledo Elementary 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.

*Mayor Bruce Pinckard was in attendance and addressed the commission to let them know that the preliminary plat for the Aledo Elementary School No. 6 Addition was still under engineering review, so the plat is not ready for commission review. No further discussion or action was taken on the preliminary plat by the commission at this time.*

**IX. Workshop Discussion:**

- a. Discussion regarding fences including maximum height, material usage, visibility at intersections and set backs for front yard fences.
- b. The Commission will review the town map and boundaries as well as the Town of Annetta Comprehensive Plan.
- c. The Commission will discuss current or potential non-compliance of land uses within the Town of Annetta and it's ETJ.
- d. The Commission will discuss the need for potentially re-zoning portions of the Town of Annetta to be more consistent with the Comprehensive Plan and it's stated goals.

*Steven Wood informed the commission that the consulting firm the city has hired to assist with the above items regarding the workshop discussion has not finished their work. Since the consultant is not ready to provide input on the above items, Guy Wilson motioned to table the items until the consultant is prepared to assist the commission, Mike Herring seconded with all aye.*

**X. Adjournment:**

**Vice Chairman, Steven Wood, adjourned the meeting at 8:01 p.m.**

These minutes were approved on the 10<sup>th</sup> of September, 2020.



Guy Wilson  
Secretary



Steven Wood  
Vice Chairman