



450 Thunder Head Lane • P.O. Box 1150 • Annetta, Texas 76008 • (817) 441-5770

City Council Meeting Minutes

The City Council met in a scheduled meeting on Thursday, June 19, 2025, at 7:00 p.m. in the Annetta Town Hall at 450 Thunder Head Lane to consider the following agenda:

I. Call to order.

Mayor Sandy Roberts called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance/Invocation of Prayer.

Council Member Shane Mudge led the Pledge of Allegiance, and Council Member Jim Causey gave the invocation.

III. Roll call/Quorum check.

A quorum check revealed that Mayor Roberts and Council Members, Kent Stasey, Shane Mudge, Jim Causey and Brandon Thompson were all present. Council Member Danny Coffman was absent. Also present was Jamee Long, City Secretary/Administrator.

IV. Public Comments:

There were no public comments.

V. Consent Items: Reports from City Staff and Commission or Committees:

- a. Consider the approval of Minutes from the Regular City Council Meeting on May 15, 2025.
- b. Public Works Report.
- c. Financial Report.

Council Member Causey moved to accept the consent items, with a second by Council Member Mudge. The motion passed unanimously.

Mayor Roberts reported that there were 45 leak notifications issued during the month of May.

VI. New Business:

a. Public hearing on Town of Annetta zoning change:

Consider ordinance for a 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 1228 Redbud Lane on 2.5 acres, not platted as Abst. 2038, Survey: NEWBY J H, Town of Annetta, Parker County, Texas.

Mayor Roberts opened the public hearing at 7:03 p.m. to consider a request for a Special Use Permit (SUP) for an accessory dwelling unit (ADU) proposed by property owner Tony Endsley.

Mike Herring, Chairman of the Planning & Zoning Commission, presented the Commission's recommendation of approval, passed by a 3-2 vote. He noted that the proposed location of the ADU is due to the slope of the land, and the 2.5-acre lot includes natural foliage that will help visually screen the unit. He confirmed that the building materials will match the main house and that the unit cannot be sold separately, per ordinance.

Council Member Stasey emphasized that this project will not set a precedent, as all guidelines outlined in the zoning ordinance must be followed. He referenced consistency with the Town's Comprehensive Plan. Council Member Causey expressed appreciation for the formal process in place and confirmed that the standards outlined in the zoning ordinance will apply.

The property owner, Tony Endsley, addressed the Council, stating the ADU is intended for his aging parents, with potential future use by other family members, such as in-laws or adult children. He presented a video showing the layout of the property and surrounding area, including low traffic volumes on Redbud Lane. Mr. Endsley noted that a neighbor who initially opposed the project changed her stance to support it after discussion. An email from the neighbor expressing support was printed and distributed to Council by City Secretary/Administrator Jamee Long.

A neighbor directly across the street voiced opposition, citing concerns about:

- Potential future rental use if the property is sold,
- Increased traffic on Redbud Lane,
- Change to the rural character of the area.

Another neighbor referenced the Town's two-acre rule for one house per lot and opposed change to the small, quiet community. Ms. Johnson echoed those concerns, advocating to preserve the rural nature of Redbud Lane.

In response to a question by Council Member Causey, Ms. Long stated there are several similar ADUs within the Town, including a comparable property on Old Annetta Road.

Additional discussion included:

- Clarification by Mayor Roberts that the 2.5-acre lot cannot be subdivided in the future.

- Confirmation that the SUP is a zoning change that stays with the property, even if sold.
- Further commentary by Council Member Stasey on maintaining vegetation screening as required.
- Discussion on fine enforcement provisions within the proposed ordinance by Mayor Roberts.

The public hearing was closed by Mayor Roberts at 7:46 p.m. After thorough discussion from Council, the property owner, and the public, the matter was concluded for further Council deliberation.

Council Member Causey moved to approve the ordinance for a 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 located at 1228 Redbud Lane, Council Member Thompson seconded the motion, with all aye. Motion passed unanimously.

- b. **Discussion:** Discussion regarding minor plat of Lots 1, 2 & 3, Block 1, Suss Addition, more commonly known as 177 Duncan Road.

Ms. Long stated that this is a minor plat being presented to inform the Council of the proposed change. She noted that the Town's professionals have reviewed and approved the plat.

- c. **Discussion and Action:** Consider authorizing the Mayor to execute a letter agreement between the Town and Aledo Heights Water, LLC regarding CCN transfer.

Council Member Stasey stated that this action will allow the Aledo Heights Subdivision to be removed from the Town's CCN. Council Member Mudge moved to authorize the Mayor to execute a letter agreement between the Town and Aledo Heights Water, LLC regarding CCN transfer, pending legal review. Council Member Stasey seconded the motion, with all aye. Motion passed unanimously.

- d. **Discussion and Action:** Consider an Agreement for Rainwater Harvesting regarding award of Upper Trinity Groundwater Conservation District Rainwater Harvesting Grant.

Mayor Roberts expressed her enthusiasm for the project, noting that the ground storage tank will hold 20,000 gallons of harvested rainwater. She explained that the collected water will be used for irrigation and cleaning at the wastewater treatment plant. She also highlighted the water conservation education benefits the rainwater harvesting system will offer the community. Council Member Stasey discussed the grant that will fund the installation and thanked the Mayor, staff and engineer for their efforts in securing it. Council Member Mudge moved to approve the Agreement for Rainwater Harvesting regarding award of Upper Trinity Groundwater Conservation District Rainwater Harvesting Grant, Council Member Stasey seconded the motion, with all aye. Motion passed unanimously.

- e. **Discussion:** Discussion with Joe Bercik, Director of Sales and Marketing for Syntrio, regarding fiber optic in the Town of Annetta.

Mayor Roberts introduced Joe Bercik, Director of Sales and Marketing for Syntrio, who addressed the Council regarding the installation of fiber optic lines throughout Annetta and surrounding communities. Mr. Bercik then introduced J.R. Whiteaker of JSI Consulting, the firm responsible for the project's design work. Mr. Whiteaker stated that he is available 24/7 for any issues that may arise and is actively on-site to oversee the installation process.

Council Discussion:

- Council Member Mudge noted that parts of Redbud Lane are private roads, with utility easements located behind the properties.

- Mr. Whiteaker responded that AT&T lines are currently buried in front of these properties, and they are considering existing conditions.
- Council Member Stasey emphasized that private roads in Annetta require property owner approval prior to any fiber installation.
- Mr. Whiteaker confirmed that plat reviews are underway with the Parker County deed office and highlighted that the drilling method uses high-pressure water, minimizing property disruption.

Mayor Roberts thanked Mr. Bercik and Mr. Whiteaker for their time and for addressing the Council's questions.

- f. **Discussion and Action:** Consider a resolution amending and adopting the Town's Investment Policy. Ms. Long noted that the Investment Policy is reviewed by the Council annually.

Council Member Stasey moved to approve a resolution amending and adopting the Town's Investment Policy, with a second by Council Member Causey. The motion passed unanimously, with all members voting aye.

Council Member Stasey commented that the Town has benefited from higher yield interest rates as a result of maintaining an investment policy and utilizing investment accounts.

- g. **Discussion and Action:** Review recommendations by Town staff and the Annetta Finance Committee for the FY 2025-2026 Budget and schedule public hearing and official notice as may be required by law.

Council Member Mudge moved to schedule a public hearing on the FY 2025-2026 Budget for September 18, 2025, and to schedule a additional budget workshop for July 17, 2025.

Council Member Causey seconded the motion. The motion passed unanimously, with all members voting aye.

- h. **Discussion:** Budget FY 2025-2026 workshop.

Council Member Causey reported that the Finance Committee has met and is currently reviewing budget projections for FY 2025-2026.

Council Member Stasey acknowledged the rise in costs but expressed that he proud of the Town's accomplishments despite the financial challenges.

- i. **Announced winner of children's book contest.**

This month's book, *The Highlights Book of Things to do Outdoors*, was awarded to the residents of 1810 Old Annetta Road as part of the Mayor's ongoing effort to promote reading and outdoor activities.

VII. **Items of Community Interest.**

Mayor Roberts reminded everyone that Bearcat Nation is scheduled for August 2 from 9:00 a.m. until noon.

Council Member Stasey spoke about Bearcat baseball and other school district activities, expressing pride in the community's strong support for the school district and its students.

Mayor Roberts congratulated Council Member Thompson on the graduation of his son.

Council Member Stasey encouraged everyone to read a recent article in The Community News highlighting the founding family of Annetta and the Town's history.

Discussion regarding an upcoming Parker Council Historical Commission meeting that will commemorate Annetta's history. The meeting will take place at the Parker County Courthouse on Saturday, July 26, at 10:00 a.m. Mayor Roberts noted that she plans to attend.

Council Member Mudge announced that donations are still being accepted for grief camp, and Mayor Roberts thanked him for his continued efforts in supporting children who have experienced the loss a loved one.

VIII. Adjournment:

With no further business before the Council, Mayor Roberts adjourned the meeting at 9:07 p.m.

These minutes were approved on the 17th day of July, 2025.



Jamee Long, City Secretary/Administrator



Sandy Roberts, Mayor