



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, June 13, 2024, 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:

Traci Fambrough, *chairperson*, called the meeting to order at 7:06 p.m.

III. Pledge of Allegiance/Invocation of Prayer.

Commissioners Lee Ancona 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), Lee Ancona (Place 3), Traci Fambrough (Place 5), and James Falconer (Alternate #1) were present. Stephen Barron (Place 4) was 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 public comments

VI. Approval of Minutes:

Consideration and approval of minutes of the Planning and Zoning Commission meeting of the Town of Annetta held on May 9, 2024.

Lee Ancona motioned that the meeting minutes be approved, Mike Herring 2nd the motion, with all aye approve (except Traci Fambrough who was not in attendance at the May meeting).

VII. New Business:

Public hearing opened at 7:12 p.m.

- 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 1200 Clearbrush Lane on 4.057 acres, not platted as Abst. 2038, Survey: NEWBY J H, TR.; BLK.; SURV: J H NEWBY, Town of Annetta, Parker County, Texas.

Terry and Tina Pittman, homebuilders (3612 Foothills Dr. Weatherford, Texas), presented that they are building a pool house for the homeowner at 1200 Clearbrush Lane. Kathy Williams of 1234 Clearbrush Lane, the neighbor across the street, was concerned about where the structure would be and how the construction equipment would access the site. Delbert Briley of 1241 Redbud Ct. was concerned about renters moving in and the homesite being on more than one lot. Josh Anderson Sureyor Weatherford, Texas explained the road easements and the lots in the area. The builders gave additional information about how the structure would be built and how the site would be accessed during construction. Commission members explained how the city has ordinances to regulate the use and location of buildings.

Public hearing closed at 7:47 p.m.

Motioned for approval was made by Mike Herring, with Lee Ancona 2nd the motion, all aye approve. In addition, approval is based per the recommendations by Craig Farmer C.H.E., and Drew Larkin City Attorney, except the accessory unit may not have a separate utility service unless required by utility providers and pending review by C.H.E. and City Attorney.

VIII. Adjournment:

Chairperson, Traci Fambrough, adjourned the meeting at 7:52 p.m.



Guy Wilson

Secretary



Traci Fambrough

Chairperson