

**TOWN OF ANNETTA NORTH
TOWN COUNCIL REGULAR MEETING
MINUTES
DECEMBER 14, 2021**

The Town Council held its Regular Meeting at 7:00 p.m. on Tuesday the 14th of December 2021 at the Annetta Methodist Church, Annetta, Texas

Mayor Robert Schmidt, Mayor Pro-Tem Rob Watson, Councilmembers Dr. John Johnson, Ken Hall, Ryan McConnell was present and constituted a quorum. Absent was Councilmember Stonie Hamilton. Also present was City Attorney Larry Collister

Call to order

The meeting was called to order at 7:04 p.m.

A quorum was announced present

Ms. Sheila Elmore took notes

Citizens' remarks on items of interest

(Note: unless comments are regarding a posted agenda item, Council members are prohibited by Texas laws from discussing issues raised at this time)

There were no Citizens' remarks on items of interest

Old Business

- 1. Public Hearing/discussion and possible action regarding the Town of Annetta North 2022 fiscal budget**

The public hearing opened at 7:07 pm. There was no one to speak about this item. The public hearing closed at 7:09 pm.

Councilmember Hall made a motion to approve the Town of Annetta North 2022 fiscal budget with changes. Mayor Pro-Tem Watson seconded the motion. The motion carried 4-0

Items of Community Interest

which include expressions of thanks, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity imminent threats to the public health and safety

There were no items of Community Interest

New Business

1. **Public Hearing**/discussion and possible action regarding a variance request from Wade and Kathy Gear, owners of the property located at 800 Jenkins Road for the relocation of a garage and driveway

The public hearing opened at 7:10 pm. Speaking against this variance request was Mr. Van Smith, the neighbor of property owner Mr. Wade Gear. Speaking in favor this item was property owner Mr. Wade Gear. After extensive discussion the City Council decided to table this item. The public hearing closed at 7:45 pm.

Councilmember McConnell made a motion to table this item. Councilmember Hall seconded the motion. The motion carried 4-0

2. Discuss all matters related to Creekside Addition and Dixon Bearcat Development LLC including, but not limited to, the development agreement, municipal services agreement, annexation, preliminary plat, and zoning

The Mayor and City Council discussed the development agreement, municipal services agreement, annexation, preliminary plat, and zoning related to the Creekside Addition and Dixon Bearcat Development LLC

3. Discussion and possible action regarding a Development Agreement between the Town of Annetta North and Dixon Bearcat Development, LLC

Mayor Pro-Tem Watson made a motion to approve a Development Agreement between the Town of Annetta and Dixon Bearcat Development LLC. Councilmember Dr. Johnson seconded the motion. Voting in favor were 3- (McConnell, Dr. Johnson, & Mayor Pro-Tem Watson) 0-against and 1-abstaining (Hall)

4. Discussion and possible action regarding a Municipal Services Agreement between the Town of Annetta North and Dixon Bearcat Development, LLC

Mayor Pro-Tem Watson made a motion to approve a municipal services agreement between the Town of Annetta and Dixon Bearcat Development LLC. Councilmember McConnell seconded the motion. Voting in favor 3- (McConnell, Dr. Johnson, & Mayor Pro-Tem Watson) 0-against and 1-abstaining (Hall)

5. **Public Hearing**/discussion and possible action regarding a proposed annexation by the Town of Annetta North of an approximate 50.525-acre tract of land out of the J. Kelsey Survey, Abstract 781, Parker County, Texas, and located southeast of the intersection of Dixon Rd. and Annetta Centerpoint Rd., contiguous to the current Town limits and within the Town's extraterritorial jurisdiction

The public hearing opened at 7:57 pm. There was no one to speak on this item. The public hearing closed at 7:58 pm.

Mayor Pro-Tem Watson made a motion to approve Ordinance 2021-07, regarding annexation by the Town of Annetta North of an approximate 50.525-acre tract of land out of the J. Kelsey Survey, Abstract 781, Parker County, Texas, and located southeast of the intersection of Dixon Rd. and Annetta Centerpoint Rd., contiguous to the current Town limits and within the Town's extraterritorial jurisdiction. Councilmember Dr. Johnson seconded the motion. The motion carried 4-0

(Councilmember Hall ask to excused from the meeting at 7:58 pm)

6. **Public Hearing**/discussion and possible action regarding an ordinance amending the Zoning Ordinance of the Town of Annetta North, as amended, rezoning land generally described as approximate 50.525-acre tract of land out of the J. Kelsey Survey, Abstract 781, Annetta North, Parker County, Texas, and located southeast of the intersection of Dixon Rd. and Annetta Centerpoint Rd. from "AG" (Agricultural District) to "R-2" (Single-Family Residential District-2.0 Acre Lots)

The public hearing opened at 7:58 pm. There were citizens present that had questions. The public hearing closed at 8:28 pm.

Mayor Pro-Tem Watson made a motion to approve Ordinance 2021-08, to amend the Zoning Ordinance of the Town of Annetta North, rezoning land generally described as approximate 50.525-acre tract of land out of the J. Kelsey Survey, Abstract 781, Annetta North, Parker County, Texas, and located southeast of the intersection of Dixon Rd. and Annetta Centerpoint Rd. from "AG" (Agricultural District) to "R-2" (Single-Family Residential District-2.0 Acre Lots). Councilmember Dr. Johnson seconded the motion. All present voted "aye." The motion carried 3-0

7. Discussion and possible action regarding a preliminary plat for Creekside Estates, an Addition to the Town of Annetta North, Parker County, Texas

Mayor Pro-Tem Watson made a motion to approve a preliminary plat for Creekside

Estates, an addition to the Town of Annetta North, Parker County, Texas as revised. Councilmember McConnell seconded the motion. The motion carried 3-0

8. **Public Hearing**/discussion and possible action regarding increasing the home minimum floor area in zoning districts “AG”, “R-6”, “R-4”, “R-2”, and “R-1” from 2,000 square feet to 3,250 square feet for single story residences and 3,500 square feet for two-story residences

The public hearing opened at 8:30 pm. There was no one to speak on this item. The public hearing closed at 8:35 pm.

Councilmember Dr. Johnson made a motion to approve Ordinance 2021-09, to increase the home minimum floor area in zoning districts “AG”, “R-6”, “R-4”, “R-2”, and “R-1” from 2,000 square feet to 3,250 square feet for single story residences and 3,500 square feet for two-story residences. Councilmember McConnell seconded the motion. The motion carried 3-0

9. Discussion and possible action regarding the Town of Annetta North sales tax incentive Program

There was no discussion/action taken on this item.

10. Discussion and possible action regarding Lion Wood LLC or its affiliated company to participate in the Town of Annetta Norths sales tax incentive program

There was no discussion/action taken on this item.

Approval of Consent Items

1. Approval of minutes for November 9, 2021 RM
2. Approval of financials for November 2021
3. Approval of bills paid for December 2021

Councilmember Dr. Johnson made a motion to approve the Consent Items. Mayor Pro-Tem Watson seconded the motion. The motion carried 3-0

Adjournment

Mayor Pro-Tem Watson made a motion to adjourn. The meeting adjourned at 8:38 pm

Robert Schmidt, Mayor

Sheila Elmore, Town Secretary