**Planning and Zoning Meeting**

Wednesday, Nov. 10, 2021, 6:30-8:30 pm.

Poetry Christian Community School

***Katherine Hardwicke*** *called roll at 6:32 pm. All committee members were present.*

*Committee member* ***Terry Fowler*** *led the pledge and invocation.*

Committee member **Chad West** delivered his presentation, which included the committee I’m mission statement, guiding principle, and an explanation of how zoning affects the town. He emphasized wanting to comply with landowner rights and keep a rural lifestyle.

The committee then opened up the discussion to the floor.

One citizen asked what jurisdiction the city has over the land. He referenced a former town meeting in which the town attorney said they have no jurisdiction over the ETJ.

A committee member responded that we have control of ETJ with interlocal agreement but we cannot control what they are building; however, we can control the lot size and what they put there according to Hunt county.

A citizen said they don’t want to be in city limits, and he doesn’t think the city has jurisdiction to do that.

A committee member clarified that zoning is about what a piece of land can be used for and the ETJ does not fall under that; he said that we cannot tell them what to do.

Another citizen asked how we differentiate between different-sized businesses.

**Chad West** said that is something they are still trying to figure out.

Another citizen asked if someone could explain the map.

**Chad West** explained that yellow represents agriculture, pink represents residential, green is business, and purple is cemeteries, schools, and churches.

A citizen asked what the timing is for coming out with a proposal.

A committee member explained their plans for the map, which is to split it into six maps and make it more detailed.

Another citizen asked if a plan will be out next year.

**Hardwicke** said that’s the hope, but it’s been slower than they expected. They need to hear from citizens and figure out what rules are needed.

Another citizen asked how you zone the sides of the road.

The committee member said they have spoken to a couple of developers and that they are asking about subdivision rules and that is where the counties draw the line - right now, they do not have any rules, but they are trying to think ahead to fight it by setting lot sizes so that developers do not want to come out here and make neighborhoods. They think two acres helps us to keep developers out so but they want to poll the city about that.

A citizen said he is familiar with Kaufman county’s rules and doesn’t think we need many more than that.

A citizen asked if we have intentions of setting up a commercial district.

The committee said no.

A citizen asked if they want commercial zoning.

A committee member said no because we do not think that is what Poetry wants but we want to hear from them. We don’t want a business district until somebody makes us have one. But we want your feedback. He thinks if we advertise a business district then we are inviting one.

**Hardwicke** said that the committee would deal with concerns like this and make recommendations to the town council - this is about being a good neighbor - we are not trying to stop you from using your land but want to make sure it is done in a neighborly fashion. She said you can’t have 50 houses on 50 aces, in answer to citizen concerns, because that requires a certain amount of roads and such.

A citizen asked if they have any industrial zones.

A committee member said it’s just business or residential.

A committee member said he recently checked with TML and free legal and Forney’s planning and zoning; it appears that we must have multiple districts, including a business district. As far as the two acres go, it does apply to ETJ. Anything above two becomes harder, and they want to do something with our zoning of more than two acres but for now, two acres will be the minimum limit but we do have the ability to raise the limit.

A citizen said what if you want to put a house on your ag land.

A committee member said there is no correlation between ag exempt and what we call ag.

A citizen said that confuses people.

A committee member asked if we need a different definition.

A member asked what Kaufman county’s land exemption limit on ag is; he explained we have to give people some title that clarifies what something is.

A member said, realistically speaking, we need a comprehensive plan. We are naive to think that subdivision isn’t coming this way. What planning and zoning would do for us in a worst-case scenario is show where a commercial district would go - realistically, we already have a commercial and industrial district; what we are trying to do is allocate our zones so that people with permits don’t put something where we don’t want it.

A citizen asked how you will get consent from the people who live around it when you try to make a district.

A member said that we already have it; for instance, we already have a business on 986 we just need to mark it.

Another citizen what if you want to put a business on an ETJ that is something for them to discuss because that is possible.

**Hardwicke** asked if they are for that or against that.

A member clarified that no they do not have the protection to do that, he said maybe it’s self annexation but we want to know what incentivizes people to bring their businesses into the city. You prevent business from getting in the ETJ by self annexing but that will take the whole city. The only thing they have discussed is how to fill it in which is with self-annexation.

A citizen asked if self-annexation is the mission statement because we would like to annex.

**Hardwicke** said that is why we want to have a cap so that we can say you have to do it a certain way.

A citizen said someone may look back on this meeting and say we invited a subdivision in because that subdivision incentivized the city. They need to stick to the mission statement because the developers may be willing to write that check when they say they will give you one 100 grand to fix the roads.

**Hardwicke** said yes that’s the stuff that they are talking about because they want to keep this looking like Poetry.

A citizen asked what self-annex requirements are going to be.

A member said we don’t know yet.

A citizen said we want to remain a community.

A member said yes we are a community and we are wondering how to protect that and we need to protect ourselves but he hasn’t thought of anything to do that.

**Hardwicke** asked Patrick Smith if he would like to speak.

Patrick said he feels that the town council meetings do not let people be heard because of the limit; he asked about the one and half acre limits. He asked if Kaufman county’s limit would also be one and a half acres.

**Hardwicke** said she isn’t sure. She said in Hunt county, if you have one acre, you must dedicate half to your septic system which inhibits you from having anything else.

Another member asked what a good number would be.

Patrick says he is unsure because he hasn’t researched it. He says if we make it too burdensome if someone offers to buy their ETJ land and can do whatever they want with it.

A member said that two acres is the largest percentage of lots.

A citizen asked if they have come up with zoning definitions.

Members said no.

A citizen asked if they have defined the individual properties.

**Hardwicke** said they are currently assessing what we have and documenting it.

Another member said we are looking at definitions that other small towns have used and are using are going to come up with a zoning ordinance to go through the city council but first a public hearing so there would be another meeting before that.

The citizen said the committee is studying the feasibility of zoning and asked if cities have to establish zoning

**Hardwicke** said Houston has no zoning and that once they have something ready to look they will have 3 weeks’ notice.

A citizen said if you go outside the zones then they can do whatever they want.

**West** said that is the challenge they have right now.

A citizen asked if we have to have a comprehensive plan and what is the difference between a plan and zoning ordinances.

**Hardwicke** said that you have to have the plan first.

A citizen asked what that plan includes that is exclusive of zoning.

A member said the plan is general and zoning is specific; we are wanting to get information.

A citizen asked if there is nothing enforceable in the comprehensive plan if zoning is not necessary.

A member said the comprehensive plan would kick in if someone tries to come in and develop.

A citizen said what if we have a plan in place but no zoning first of all can we do that.

**West** says he doesn’t know if they can answer the question.

A member asked if we don’t have to have zoning what criteria will the member use whether to do decide if we should have it.

A citizen said speaking of the 300 and 11 feet that their property is 600 feet down the road. What if all their kids want to build houses there, what are the ordinances going to be about driveways?

A member said over 60 feet extra and clarified that we cannot put rules on what kind of house but we can control how many and how close together.

A citizen asked what if someone has a small amount of land they want to divide up that is not a subdivision we should let their cities decide what is good for them you’re making a bumpy road.

A member said if we do it like Hunt county they will run into trouble.

A citizen said that when he built on the land they had to get soil analysis and that determined the minimum lot size is under 1.5 because we have under 1.5.

Citizens clarified that a committee is just an information group and that they have to get something on the city council meeting to get something passed so this is all hypothetical.

**Hardwicke** said yes this is information gathering there is a lot we have to clarify she is hearing that we all want to stay rural.

A citizen said development is coming this way and we have to keep it rural or all the kids will want to take the cash and sell out. You have to have a plan dictated by the court.

A member mentioned that a lot of the families want to keep it like it is and thinks we may be an exception to the rule.

A citizen asked we have thought about recreational stuff for kids like trails and horses.

**Hardwicke** said yes we would love to have that, but people will have to allow ‘right of way’ on their land we want people to enjoy the fact that we live in the country but she loves that idea.

***Hardwicke*** *adjourned the meeting at 8:21 pm*