

**TOWN OF ANNETTA NORTH**  
**P.O. BOX 1238**  
**Aledo, Texas 76008**  
**817-222-8405 (voice mail)**  
**Secretary@annettanorth.com**

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Hello Neighbors,

At the last meeting of the Annetta North City Council, the Council unanimously approved a new Comprehensive Zoning Ordinance for our town. It is available for review in its entirety in the attachment below, and will soon be posted on our town's website. I encourage all of you to read the zoning ordinance at your convenience and call or e-mail either me or anyone on the Annetta North City Council with any questions, insights, or concerns you may have. The Council has studied this issue for over a year and worked diligently preparing this ordinance.

You may ask, "Why was a new zoning ordinance necessary?" Our last zoning ordinance in Annetta North was adopted in 2002, and it permitted only two land use options – a two-acre residential zone and a flood plain zone in which no construction was permitted at all. While this document served our town's purposes reasonably well, unfortunately, it was no longer compliant with the myriad number of state and federal regulations and requirements which have been issued over the past 16 years regarding zoning regulations. If legally challenged, our previous zoning ordinance would likely have been overturned in court, and our Council's ability to regulate development contrary to our town's land use philosophy would be nullified.

The overriding principal guiding the Council during our zoning rewrite was to preserve and protect the rural equestrian character of our small town. All current homes, farms, and dwellings are compliant, or "grandfathered" under Comprehensive Zoning Ordinance 2018-2. The Council unanimously felt that imposing a new regulatory burden on homeowners or farmers "after the fact" would not be appropriate and unfair. The new zoning regulations regulate land use going forward from May 2018.

Under the new Comprehensive Zoning Ordinance, there will now be potentially seven zoning districts, including four residential districts, an agriculture district, a combined commercial-neighborhood retail district, and potentially a planned development district. The expansion of district categories was, again, to comply with federal and state standards. Two small areas allowing one-acre zoning will be permitted along the far eastern and northern borders of our community.

For a nominal fee (\$200.00), a building permit will be necessary to initiate building projects going forward. The purpose of the permitting process is to inform the Council of planned projects, and allow the Council the opportunity to educate the builder regarding our new zoning ordinance guidelines. The building guidelines for residential housing were carefully considered by the Council and modeled, in part, from the town of Argyle which is larger, but has a similar rural equestrian character.

In reviewing Sections 1-11, you may notice that some language appears awkward and not straightforward. The wording that the Council adopted in these sections, primarily involving appeals and zoning variances, was selected for compliance purposes and is copied verbatim from the Texas State Law in Chapter 211 Local Government Code.

**With this ordinance in place, the Council will now review the Annetta North 30-year Master Plan to eliminate any discrepancies between the plan and the newly adopted zoning ordinance. In late summer, I anticipate the Council will formally map out the zoning districts for the town to complete this project.**

**Again, thank you very much for your consideration.**

**Robert Schmidt  
Mayor, Annetta North**