**-MINUTES-**

**CITY OF WEST TAWAKONI PLANNING AND ZONING AGENDA**

**PUBLIC HEARING & REGULAR SESSION**

**October 5, 2023**

**6:00 P.M.**

**MEETING OPEN TO THE PUBLIC**

**MASKS ARE OPTIONAL**

**Public Hearing and Regular Session**

**6:00 pm**

**1. Call to Order.**

**2. Public Hearing.**

**a) Re-Plat - 1469 HWY 276, West Tawakoni, Texas (on the corner of Shenandoah and HWY 276), (Legal Description: S4931 Shenandoah Station Lot 23 Acres 1.5772), zoned commercial and the request is to split it into two lots. Owner – Edward and Brenda Fox**

**- Edward Fox explained that he was R-Platting the property into two lots. He was keeping the back lot and selling the front lot with the Bait Shop on it. The purpose of the Re-Plat is for the sale of the Bait Shop.**

**- Chris Bonewitz inquired about the drainage issues on Shenandoah still being an issue.**

**- Edward Fox confirmed there were still drainage issues**

**- Bill Creed asked if there would be access to the lots after re-plat**

**- Edward Fox confirmed there would be access**

**- Sharon Cunningham inquired as to Edward Fox’s plans for the property.**

**- Edward Fox explained that he does not have current plans for it at this time.**

**b) Variance Request - 1501 Grove Drive, West Tawakoni, Texas, (Legal Description: S5135 Tawakoni Grove Addition BLK 3 LOT 10), Zoned Single Family 2 (“SF-2”) and the request is to grant a variance allowing a storage container. Owner – Staci Thomas**

**- Staci Thomas presented pictures of the storage container. She also presented pictures of other storage containers around town in commercial zoning. Staci explained that when speaking to Shannon about storage buildings, she asked question and was not told she could not have a storage container. She made sure to stay within the specifications given by Shannon for the storage building. She explained she picked a color that was neutral, it is brand new, she didn’t have a roof to worry about, critters can’t get in. She planned to fence it in. She also pointed out the restrictions in the ordinance for storage containers allowed in the city. The container is for storage for the house during and after construction.**

**- James Chemp asked about the zoning of the residence**

**Staci Thomas confirmed it was SF-2**

**- James Chemp pointed out that the ordinance says it is prohibited in this zoning.**

**3. Discussion and/or Action to Close Public Hearing.**

**- Public Hearing closed at 6:15**

**4. Discussion and/or Action Call to order Regular Session Agenda.**

**- Regular session opened at 6:16**

**5. Citizen Input – related to Agenda Items – 3-minute time limit**

**6. Discussion and/or Action to Approve or Deny Re-Plat of 1469 HWY 276, West Tawakoni, Texas (on the corner of Shenandoah and HWY 276), (Legal Description: S4931 Shenandoah Station Lot 23 Acres 1.5772), zoned commercial and the request is to split it into two lots. Owner – Edward and Brenda Fox**

**- Motion to Grant Re-Plat made by Sharon Cunningham; Second by James Chemp Rhet Byers abstained from voting; Chris Bonewitz voted in favor, James Chemp voted in favor, and Sharon Cunningham voted in favor. Re-Plat voted to approve.**

**7. Discussion and/or Action to Approve or Deny Variance Request of 1501 Grove Drive, West Tawakoni, Texas, (Legal Description: S5135 Tawakoni Grove Addition BLK 3 LOT 10), Zoned Single Family 2 (“SF-2”) and the request is to grant a variance allowing a storage container. Owner – Staci Thomas**

**- Citizen voiced her opinion about the container not belonging in the neighborhood, it being an eyesore, does not like the idea of them being allowed at all. Believes they are train cars containers or shipping containers and that is where they need to stay. Anytime she goes out side it is all she can see. She feels it is going backwards instead of forwards.**

**- Another Citizen voiced her opinion about the container being an eyesore, being across from the park and on a main road. It is sitting in plain view and does not believe they should be allowed in neighborhoods. Once you allow one, you open the door for more. States it is a railroad car or freight car. In addition to being triple digit ugly it does not fit. If storage is needed there are a lot of options. It is across from the park and you cant miss if you tried. It is front and center. If it were only for construction holding temporarily that is a different thing but not permanent. Once she gets it everyone will feel they can have them and bring them in. Concerned about what the metal container will bring in and it will rust.**

**- Another citizen voiced his opinion about them not belonging in neighborhoods, they are shipping containers and he did not want it to be approved. He sees the city going in a positive direction so why would we want to approve this and go in the opposite direction. Feels they are nothing more than 18 wheeler containers. He is afraid that the next request would be to turn this into a rental. HWY 276 is entirely different thing because it is not residential. Tawakoni Grove is residential and they don’t belong there**

**- All citizens who showed up agreed they did not want the container to be allowed.**

**- Staci states that a barndominium was built which is built out of metal in the neighborhood. She would be putting up a fence so it would not be seen.**

**- Rhet Byers inquired as to the HOA**

**- Staci stated it was voluntary and did not have control of this.**

**- Shannon explained that she was asked about storage buildings/accessory buildings not storage containers and did not think to tell her she could not have it because it is not a storage building. Shannon further explained that storage containers were not allowed in residential areas but were allowed in commercial areas. She is having problems getting people to cooperate with the ordinance because the storage containers have been in these locations for years the way they are.**

**- Motion to approve made by Chris Bonewitz seconded by Rhett Byers. Unanimously voted to deny request.**

**8. Discussion and/or Action to Remove Shiela Purvis from the Planning and Zoning Committee**

**- Motion to remove Sheila Purvis made by Chris Bonewitz, Second by James Chemp. Unanimous vote to remove Sheila Purvis from the Planning and Zoning Committee for failure to attend several meetings.**

**9. Citizens Input - Related to Non-Agenda Items**

**- No Citizen input**

**10. Adjourn.**

**- Bill Creed adjourned meeting**

**I HEREBY CERTIFY THAT THE ABOVE MINUTES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Shannon M. Ferguson**

**\*Prepared By Shannon Ferguson due to no secretary being appointed at this time.**