**-MINUTES-**

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

**PUBLIC HEARING & REGULAR SESSION**

**November 2, 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.**

 **- Meeting called to Order by Chris Bonewitz at 6:00 p.m.**

**2. Attendance.**

 **- Sharon Cunningham**

 **- Rhett Byers**

 **- Chris Bonewitz**

 **- James Chemp**

 **- Ramsey Lyndsey**

 **- Chris Wherry**

 **- Justin Scrivner**

**3. Public Hearing.**

**a) Re-Zone – HWY 276, West Tawakoni, Texas (off of HWY 276 and off of Hillcrest), (Legal Description: OF A 69.806 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS**

**OF AN 18.315 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS), zoned Agricultural and the request is to zone the front two hundred feet (200’) Commercial and the rest of the property be zoned Single Family 1 “SF-1”**

**- Justin Scrivner spoke about the property and the intentions for the property. 1st of 4 phases is the largest. There will be lake front, lake view and then smaller homes. He showed them the layout of the phases and where it was all located. He told them there should be about 95 homes. If they sell lots they will only sell to builders with a two year build requirement. He does not want lots to sit empty. Jacob and Martin did the drainage study to make sure all drainage was correct. Also got their TCEQ permits. All brush has been cleared and it is ready to go. They are starting the roads and getting t ready for Jacob and Martin for infrastructure. Drainage will drain down the ditches of 276 which is how it naturally runs. All soil tests have been done. SRA is completely on board and has bent over backwards. They are looking at a boat dock with slips and a boat ramp in the HOA community area. This will be a fenced neighborhood, family oriented and mandatory HOA. Community property will be maintained by the HOA. Houses will be 1600 to 2200 square foot floorplans. Both graveyards will be community property and cleaned up, fenced and have a park around them. Reviewed the replat layout of the development.**

**- Chris Wherry asked about the HOA and will it control the way the house looks on the exterior. Justin said it will have mandatory HOA with a mandatory leaseback from the SRA for lakefront homes, but it will not control the colors or appearance of the exterior of the house.**

**b) Re-Plat -** **HWY 276, West Tawakoni, Texas (off of HWY 276 and off of Hillcrest), (Legal Description: OF A 69.806 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS**

**OF AN 18.315 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS),** **Request is to Re-Plat into several lots forming a subdivision**

**- Justin Scrivner spoke about the property and the intentions for the property. 1st of 4 phases is the largest. There will be lake front, lake view and then smaller homes. He showed them the layout of the phases and where it was all located. He told them there should be about 95 homes. If they sell lots they will only sell to builders with a two year build requirement. He does not want lots to sit empty. Jacob and Martin did the drainage study to make sure all drainage was correct. Also got their TCEQ permits. All brush has been cleared and it is ready to go. They are starting the roads and getting t ready for Jacob and Martin for infrastructure. Drainage will drain down the ditches of 276 which is how it naturally runs. All soil tests have been done. SRA is completely on board and has bent over backwards. They are looking at a boat dock with slips and a boat ramp in the HOA community area. This will be a fenced neighborhood, family oriented and mandatory HOA. Community property will be maintained by the HOA. Houses will be 1600 to 2200 square foot floorplans. Both graveyards will be community property and cleaned up, fenced and have a park around them.**

**- Chris Wherry asked about the HOA and will it control the way the house looks on the exterior. Justin said it will have mandatory HOA with a mandatory leaseback from the SRA for lakefront homes, but it will not control the colors or appearance of the exterior of the house.**

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

 **- Public Hearing Adjourned**

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

 **- Chris Bonewitz called Regular Session to Order**

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

 **- None**

**7. Discussion and/or Action to Approve or Deny Re- Zone of HWY 276, West Tawakoni, Texas (off of HWY 276 and off of Hillcrest), (Legal Description: OF A 69.806 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS**

**OF AN 18.315 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS), zoned Agricultural and the request is to zone the front two hundred feet (200’) Commercial and the rest of the property be zoned Single Family 1 “SF-1”,**

**- Motion to approve Re-Zone made by James Chemp Seconded by Sharon Cunningham, approved unanimously.**

**8. Discussion and/or Action to Approve or Deny Re-Plat of** **HWY 276, West Tawakoni, Texas (off of HWY 276 and off of Hillcrest), (Legal Description: OF A 69.806 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS**

**OF AN 18.315 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS), Request is to Re-Plat into several lots forming a subdivision**

**- Motion to approve Re-Plat made by Sharon Cunningham Seconded by James Chemp, approved unanimously.**

**9. Discussion and/or Action to Approve or Deny Site Plan of HWY 276, West Tawakoni, Texas (off of HWY 276 and off of Hillcrest), (Legal Description: OF A 69.806 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS**

**OF AN 18.315 ACRES TRACT OF LAND OUT OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257, AND THE Z. HASSELL SURVEY, ABSTRACT NO. 418, BOTH IN HUNT COUNTY, TEXAS), this will be a subdivision.**

**- Motion to approve site plans made by James Chemp Seconded by Sharon Cunningham, approved unanimously.**

**10. Discussion and/or Action to Appoint Committee Members and Chairman.**

 **- Ramsey Lyndsey introduced himself**

 **- Chris Wherry introduced himself**

**- Motion to appoint Sharon Cunningham as Chairman and leave Chris Bonewitz as Vice Chairman made by Chris Bonewitz and Seconded by James Chemp. Approval is unanimous**

**- Motion to appoint both Rasmey Lyndsey and Chris Wherry as members of Planning and Zoning made by James Chemp, seconded by Chris Bonewitz, approved unanimously.**

**11. Discussion and/or Action to Approve or Deny Planning and Zoning Minutes**

 **a) November 2, 2021**

 **b) December 2, 2021**

 **c) January 6, 2022**

 **d) March 3, 2022**

 **e) June 2,2022**

 **f) August 2, 2022**

 **g) October 2022**

 **h) November 10, 2022**

 **i) December 1,2022**

 **j) January 5, 2023**

 **k) May 4, 2023**

 **l) September 7, 2023**

 **m) October 5, 2023**

**- Motion to table the approval of minutes to the December meeting made by Sharon Cunningham, Seconded by James Chemp, vote was unanimous.**

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

 **- None**

**13. Adjourn.**

**- Motion to adjourn meeting made by Chris Bonewitz, Seconded by Sharon Cuningham, it is unanimous.**

**- Chris Bonewitz adjourned.**

**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.**