**-MINUTES-**

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

**PUBLIC HEARING & REGULAR SESSION**

**May 4, 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.**

**- Bill Creed called the Public Hearing into Session at 6:03 p.m.**

**2. Attendance**

**- Chris Bonewitz**

**- Bill Creed**

**- James Chemp**

**- Sharon Cunningham**

**- Rhett Byers**

**- Gregg Springle**

**- Shannon Ferguson**

**- Absent – Sheila Purvis**

**3. Public Hearing.**

**a)** **Consider** **Amending the Planning and Zoning Ordinance Chapter 12 Article 3 – referring to the Zoning Districts established relating to the use and development of Tiny House parks in Planned Development District and amending Single Family 4 (SF-4) to allow a Manufactured Housing (HUD CODE) Park District (MH) to allow a Single-Family Dwelling District for Miniature Housing (tiny House), and Amend the definition of Tiny House in Chapter 12 Article 12 – Definitions; Adopting Development Regulations; Providing for a Clause; Providing a Penalty of Fine not to exceed Two Thousand Dollars ($2000) for each offense; and Providing an effective date.**

**- Shannon explained the square footage requirements, building requirements and zoning areas these homes would be allowed in. She also explained that there was already a definition for Tiny Homes which placed it in RV. We need**

**b)** **Consider a Re-Zone for property owned by Gregg Sprinkel, located at 1052 E. HWY 276, in the City of West Tawakoni, Texas, (Legal Description: A0418 Hassell Zachariah, Tract 3, Acres 2.0), zoned SF-2 and the request is to rezone to Commercial.**

**- Gregg Sprinkel explained he planned to rent part of the property and build a shop/house and a second shop that could be lived in and/used as a business in the future should he choose to sell the property.**

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

**- Bill Creed closed Public Hearing**

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

**- Bill Creed called meeting into Regular Session**

**6. Discuss and/or approve P&Z Minutes**

**- No minutes**

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

**- No citizen input**

**8. Old Business**

**- None**

**9. New Business**

**A.) Discuss Proposed Modification of Set Backs on Mays Lane (Mayor Jim Turnipseed)**

**- Jim Turnipseed was not present at meeting so there was no discussion or action.**

**B.) Discussion and/or Action to Approve or Deny Amending the Planning and Zoning Ordinance Chapter 12 Article 3 – referring to the Zoning Districts established relating to the use and development of Tiny House parks in Planned Development District and amending Single Family 4 (SF-4) to allow a Manufactured Housing (HUD CODE) Park District (MH) to allow a Single-Family Dwelling District for Miniature Housing (tiny House), and Amend the definition of Tiny House in Chapter 12 Article 12 – Definitions; Adopting Development Regulations; Providing for a Clause; Providing a Penalty of Fine not to exceed Two Thousand Dollars ($2000) for each offense; and Providing an effective date.**

**- Shannon explained that it would place them in three different zoning areas (MH; SF-4; and planned development). They must be on permanent foundations, meet building codes and have city utilities. There are square footage requirements for property and house and length requirements.**

**- Chris Bonewitz agrees that we have a need for tiny homes but does not like it in the SF-4 category. Shannon explained that it would help people be able to use the lots that are not big enough to build normal size homes on per city ordinances. Chris was then okay with them going in the SF-4 zoning.**

**- James Chemp asked if they could just come in and put a bunch of tiny homes. Shannon explained that if they were to do that, it would be considered planned development and would need city approval and permits. It is controlled every step of the way.**

**-** **Motion to Approve Ordinance made by Sharon Cunningham; Second by James Chemp. Rhett Byers abstained in lieu of no comprehensive plan. All other members voted to approve Ordinance.**

**C.) Discussion and/or Action to Approve or Deny Consider a Re-Zone for property owned by Gregg Sprinkel, located at 1052 E. HWY 276, in the City of West Tawakoni, Texas, (Legal Description: A0418 Hassell Zachariah, Tract 3, Acres 2.0), zoned SF-2 and the request is to rezone too Commercial.**

**- Motion to Approve Re-Zone made by James Chemp; Second by Sharon Cunningham. Rett Byers abstained in lieu of no comprehensive plan. All other members voted to approve Re-Plat.**

**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.**