**-MINUTES-**

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

**PUBLIC HEARING & REGULAR SESSION**

**September 7, 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. Attendance**

 **- Sharon Cunningham**

 **- Chris Bonewitz**

 **- James Chemp**

 **- Bill Creed**

 **- Shannon Ferguson**

 **- Onesimo**

 **-** **Guadalupe Smith**

 **- Samir Shiestha**

 **- Ray Falls**

 **- Joyce Malone**

 **- Ashley Springer**

 **- Matt Springer**

 **- James Fowler**

 **- Gouri R. Joshi**

**3. Public Hearing.**

 **- Bill Creed called the Public Hearing into Session**

**a)** **Re-Plat- HWY 276, Property ID# 112530 (A0186 Carter Redmond, Tract 1-5, and Acres 4.846). Re-Plat into 3 individual lots. Owner – Approach Management, Inc.**

**- Samir with Zeetek presented the plans for the Re-Plat. He explained that the owners planned to build on this property and that they would have a common road shared between themselves and James Chemp’s property. James acknowledged this to be true.**

**b)** **Re-Plat – HWY 276, Property ID#113676 (A0186 Carter Redmond, Tract 1-3, Acres 7.798 (Also in A0102)) Re-Plat into 6 individual lots. Owner – Approach Management, Inc.**

**- Samir with Zeetek presented plans showing the property Re-platted into six individual lots. He explained the owners intended to sell the lots individually to people who could build commercial businesses.**

**c)** **Variance – 225 Kirk Lane, West Tawakoni, Texas 75474, Property ID# 45891 (S3269 Hales Lake Tawakoni Retreat SEC 5 BLK 10 Lot 12 Acres .0918) Variance request to build on the 4000 square foot lot, which is 800 square feet smaller than required by ordinance, on the grounds of hardship. Owner – Onesimo Medina Marin.**

**- Onesimo’s fiancé, Guadalupe Smith, explained that they purchased the lot and intended to build a house meeting all requirements of the ordinance for them to live in. They provided plans for the house meeting all setbacks and square footage. Sharon Cunningham stated she believe this was a true hardship. Shannon stated the city created the hardship because the lot was already too small to meet ordinance size requirements before the ordinance was put into place.**

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

 **- No citizen input**

**7. Discussion and/or Action to Approve or Deny Re-Plat- HWY 276, Property ID# 112530 (A0186 Carter Redmond, Tract 1-5, and Acres 4.846). Re-Plat into 3 individual lots. Owner – Approach Management, Inc.**

**-** **Motion to Grant Re-Plat made by James Chemp; Second by Sharon Cunningham. Unanimously voted to approve Re-Plat.**

**8. Discussion and/or Action to Approve or Deny Re-Plat – HWY 276, Property ID#113676 (A0186 Carter Redmond, Tract 1-3, Acres 7.798 (Also in A0102)) Re-Plat into 6 individual lots. Owner – Approach Management, Inc.**

**- Motion to Grant Re-Plat made by James Chemp; Second by Sharon Cunningham Unanimously voted to approve Re-Plat.**

**9. Discussion and/or Action to Approve or Deny Variance – 225 Kirk Lane, West Tawakoni, Texas 75474, Property ID# 45891 (S3269 Hales Lake Tawakoni Retreat SEC 5 BLK 10 Lot 12 Acres .0918) Variance request to build on the 4000 square foot lot, which is 800 square feet smaller than required by ordinance, on the grounds of hardship. Owner – Onesimo Medina Marin.**

**- Matthew (next door neighbor) stated that allowing them to build on this property would landlock the land behind them. He also was concerned because he states his house sits over the property line which would cause there to be less than the required amount of space between the houses. The committee discussed how it was not the property owners’ fault that the land would be locked or that Matthews house was not build according to city setbacks.**

**- Motion to approve variance made by Chris Bonewitz, second made by Sharon Cunningham; voted unanimously to approve variance.**

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

 **- No Citizen input**

**11. 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.**