

**-MINUTES-**

**CITY OF WEST TAWAKONI PLANNING AND ZONING AGENDA  
PUBLIC HEARING & REGULAR SESSION**

**February 1, 2024  
6:00 P.M.**

**MEETING OPEN TO THE PUBLIC  
MASKS ARE OPTIONAL**

**Public Hearing and Regular Session  
6:00 pm**

**1. Call to Order.**

**-Sharon Cunningham called the public hearing to order at 6:01 p.m.**

**2. Attendance.**

- Ramsey Lyndsey**
- Sharon Cunningham**
- James Chemp**
- Chris Wherry**
- Shannon Ferguson**
- Samir**

**3. Public Hearing.**

- a) Re-Zone –HWY 276, West Tawakoni, Texas (off of HWY 276 across from Shenandoah), Property ID #: 113676, (Legal Description: A0186 Carter Redmond, Tract 1-3, Acres 7.798 (Also in A0102)), Zoned Commercial and request is to Re-Plat into several lots**
  - Samir represents James Chemp on this property as the engineer. Property needs to be rezoned for the residential homes that are planned for the back lots and the front needs to be left commercial for the commercial buildings. James Chemp asks about the parking spots and Samir said there was 12 parking spots each. Samir states if there is a restaurant in one of the buildings then parking spaces may have to increase for that particular building. Samir says as it is now the parking spaces are per city ordinance. Sharon Cunningham asks if there will be an HOA and Samir said he was not planning to but if needed there would be. Sharon asked if they residential lots would have water access and Samir said no. There will be a fence between the houses and the golf course. The homeowners will not have access to the golf course from their property. There will be trees, fencing or some kind of landscaping around the hotel, dividing the properties to prevent people from using the road as a thru road. All roads and infrastructure will be adopted by the city upon inspection approval. James asked about road requirements. Shannon answered that there has to be room for a firetruck to turn around and meet city street width requirements.**

4. **Discussion and/or Action to Close Public Hearing.**
  - James Chemp motions to close public hearing Ramsey Lyndsey seconds and it is unanimous
  - Sharon closes public hearing at 6:19 p.m.
5. **Discussion and/or Action Call to order Regular Session Agenda.**
  - Sharon Cunningham calls regular session to order at 6:19 p.m.
6. **Citizen Input – related to Agenda Items – 3-minute time limit**
  - No Citizen Input
7. **Discussion and/or Action to Approve or Deny Re- Zone of HWY 276, West Tawakoni, Texas (off of HWY 276 across from Shenandoah), Property ID # 113676, (Legal Description: A0186 Carter Redmond, Tract 1-3, Acres 7.798 (Also in A0102)), Zoned Commercial and request is to Re-Plat into several lots**
  - No discussion by committee, already discussed in public hearing and no changes from made from previous meetings.
  - James Chemp motions to approve re-zone of front 200 feet commercial and the back Single Family 3 (SF-3). Chris Wherry seconds motion. It is unanimous.
9. **Discussion and/or Action to Approve or Deny Site Plans for HWY 276, West Tawakoni, Texas (off of HWY 276 across from Shenandoah), (Legal Description: A0186 Carter Redmond, Tract 1-3, Acres 7.798 (Also in A0102), Property ID # 113676.**
  - Sharon asks if there are any changes to plans since presented in the previous meetings. Samir said no. Sharon asked where storm water will drain. Samir stated the back will drain to back and front will drain into the ditch on 276. There will be drainage put in to direct the water to the ditch.
  - Chris Wherry motions to approve site plans. Ramsey Lindsey Seconds motion to approve site plan. It is unanimous.
10. **Discussion and/or Action to Approve or Deny Site Plans for 1552 E. Hwy 276, West Tawakoni, Texas (off of HWY 276 across from City Hall), (Legal Description: A0186 Carter Redmond, Tract 1-4, Acres 4.56) Property ID # 113675.**
  - Sharon asks when hotel will be built and James states it will be last due to expense. He further states it could be sold to someone else to build. This property and the property on #11 will be developed together but separate owners. Sharon asked about storm drainage and Samir stated it would be the same as the other property.
  - James Chemp recused himself due to personal interest in the property.
  - Ramsey Lyndsey motions to approve site plans. Chris Wherry Seconds motion to approve site plan. It is unanimous.
11. **Discussion and/or Action to Approve or Deny Site Plans for HWY 276, West Tawakoni, Texas (off of HWY 276 across from Telephone Road), (Legal Description: A0186 Carter Redmond Tract 1-5, Acres 4.846), Property ID # 112530.**

- Sharon asks for confirmation that a gas station will go on this property. Samir confirms this and states it will be the first thing built on this property. This property and the property on #10 will be developed together but separate owners. The housing will probably be the last thing developed on this property. Sharon asked about storm drainage and Samir stated it would be the same as the other property.
  - James Chemp motions to approve site plans. Ramsey Lyndsey Seconds motion to approve site plan. It is unanimous.
12. Discussion and/or Action to start learning session for individual sections/topics form the Planning and Zoning Ordinance.
- Sharon Cunningham asks if the committee members would like to have a learning session regarding sections of the Planning and Zoning Ordinance each meeting. Ramsey Lyndsey would like this and James Chemp nominates Shannon to teach them. Shannon points out they have a book and the ability to read the material but would be willing to help with the learning process.
  - Sharon
  - James Chemp motions to have learning sessions that can be left off during long agendas. Chris Wherry Seconds motion. It is unanimous.
13. Old Business:
1. Discussion and/or Action to Approve or Deny Planning and Zoning Minutes
- a) December 7, 2023
- Chris Wherry motions to approve minutes. James Chemp Seconds motion. It is unanimous.
14. Citizens Input - Related to Non-Agenda Items
- No Citizen Input
15. Adjourn.
- James Chemp motions to adjourn. Ramsey Lyndsey Seconds motion to adjourn.
  - Sharon Cunningham adjourns 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.**