

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Wednesday, November 7, 2018 at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Chairperson	-	Tracy Lilie
Vice Chairperson	-	Henry Potter
Member	-	Judy Barrett
Member	-	Brenda Wilson
Member	-	Josh Werland (absent)
Member	-	Robin Garcia
Member	-	John Brown
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

1. Call to order.

Tracy Lilie called the meeting to order at 6:30 p.m.

2. Approval of Minutes of July 17, 2018 Meeting.

Henry Potter made a motion to approve the minutes as presented. Brenda Wilson seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia and Wilson

The motion passed.

3. Approval of Minutes from the September 27, 2018 Regular Meeting.

John Brown made a motion to approve the minutes as presented. Henry Potter seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia and Wilson

The motion passed.

4. Subdivision of Lot S-1, 2, PT S-3, Block 84 of the City of Columbus:

a) Presentation of Preliminary and Final Plat Data for an Application Filed by Steve and Virginia Anderson for a Replat of a 0.34009 Acre Tract Located in Block 84 of the City of Columbus, into Two (2) Lots (0.13774 Acres (Lot A), and 0.20235 Acres (Lot B)).

Donald Warschak gave a history of the property. He stated the lot is located at the Intersection of Spring and Back Streets. The house on the corner sits on what will be the new Lot B, and Lot A will be a buildable lot the owners are looking to sell. Both lots meet the size

requirement. There was a discussion regarding the renovations the owners have made to the existing house since the damage it received from Hurricane Harvey.

- b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by Steve and Virginia Anderson for a Replat of a 0.34009 Acre Tract Located in Block 84 of the City of Columbus, into Two (2) Lots (0.13774 Acres (Lot A), and 0.20235 Acres (Lot B)).**

Henry Potter made a motion to approve the preliminary plat data as presented. Robin Garcia seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia, and Wilson

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 0.34009 Acre Tract Located in Block 84 of the City of Columbus, into Two (2) Lots (0.13774 Acres (Lot A), and 0.20235 Acres (Lot B)) , and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Brenda Wilson made a motion to approve the final plat data as presented. Henry Potter seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia and Wilson

The motion passed.

5. **Subdivision of Original Lot 3 in Block 51 of the City of Columbus:**

- a) **Presentation of Preliminary and Final Plat Data for an Application Filed by Juan Mancha, Sr. for a Replat of a 0.422 Acre Tract Located in Block 51 of the City of Columbus, into Two (2) Lots (0.141 Acres (Lot 3A), and 0.281 Acres (Lot 3B)).**

Warschak gave a history of the property. He stated it is located in the Northeast corner of the intersection of Prairie and Bonham Streets. Lot 3A has an existing house on the corner, and the second tract (Lot 3B) will be for Mr. Mancha's son to build a home on. Both lots will meet the lot size requirement in the zoning ordinance.

- b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by Juan Mancha, Sr. for a Replat of a 0.422 Acre Tract Located in Block 51 of the City of Columbus, into Two (2) Lots (0.141 Acres (Lot 3A), and 0.281 Acres (Lot 3B)).**

Robin Garcia made a motion to approve the preliminary plat data as presented. John Brown seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia and Wilson

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 0.422 Acre Tract Located in Block 51 of the City of Columbus, into Two (2) Lots (0.141 Acres (Lot 3A), and 0.281 Acres (Lot 3B)), and Order that Such Final Plat be recorded with the County Clerk Upon Written Consent of the Subdivider.**

Brenda Wilson made a motion to approve the final plat data as presented. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia, and Wilson

The motion passed.

6. **Public Hearing Regarding Proposed Changes to Zoning Ordinance Chapter 14, Zoning, Division 3 District Regulations, Part VI District B Business or Commercial District, Section 14.02.632 Use Regulations, of the Municipal Code of the City of Columbus.**

Lilie opened the public hearing at 6:39 p.m.

There were no public comments

The public hearing was closed at 6:39 p.m.

7. **Consideration and Action to Prepare a Recommendation and Report for City Council Regarding Proposed Changes to Zoning Ordinance Chapter 14 Zoning, Division 3 District Regulations, Part VI District B Business or Commercial District, Section 14.02.632 Use Regulations, of the Municipal Code of the City of Columbus.**

Warschak told the Commission Council had approved a variance to sell alcoholic beverages in designated areas of the downtown area so alcohol could be sold within 1000 feet of a school and within 300 feet of a church. A property owner within the area where the variance was approved is looking at marketing his building for a microbrewery. The current ordinance makes no provision for this type of business. City Secretary, Bana Schneider, gave the boundaries of the downtown area where the variance applies.

Warschak stated, if the Commission makes the recommendation, item number twenty would be changed to read "Manufacturing, distilling, and/or sale of alcoholic spirits, beer or wine". He also stated the current number 20 in the ordinance would be renumbered to 21 and so on for the remaining items.

There was discussion of the benefits to the expanded use regulations. Lilie stated items the Commission should consider include the possibility of economic development, the City Council's recent passage of an alcoholic beverage variance in the downtown area, and the increase of visitors to the downtown area.

Barrett asked Warschak what would happen if a large beer manufacturer wanted to move in to the area. Warschak stated this was really for small operations that would fit nicely in the downtown area. A business of that type would most likely locate in the Industrial Park.

John Brown asked what action the commission needed to take. Schneider stated they needed to make a recommendation and report to Council either positive or negative.

Robin Garcia made a motion to make a report and recommendation to Council to approve the proposed changes to the Use Regulations for District B Business or Commercial District. John Brown seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia, and Wilson

The motion passed.

8. Public Hearing Regarding Proposed Changes to Zoning Ordinance Chapter 14 Zoning, Division 3 District Regulations, Part IX District MH Manufactured Housing District, Section 14.02.748 Mobile Homes and HUD Code Manufactured Homes Prohibited, of the Municipal Code of the City of Columbus, Texas.

Lilie opened the public hearing at 6:52 p.m.

There were no public comments.

The public hearing was closed at 6:52 p.m.

9. Consideration and Action to Prepare a Recommendation and Report for City Council Regarding Proposed Changes to Zoning Ordinance Chapter 14 Zoning, Division 3 District Regulations, Part IX District MH Manufactured Housing District, Section 14.02.748 Mobile Homes and HUD Code Manufactured Homes Prohibited, of the Municipal Code of the City of Columbus, Texas.

Warschak stated this would be to amend the ordinance to include all newly annexed tracts or subdivisions to be classified as prohibited areas for manufactured homes. He stated newly annexed properties come in as a Temporary R, but this will put a further restriction on the zoning. Schneider stated if a manufactured home already exists on newly annexed property, it would follow the non-conforming guidelines of the zoning ordinance.

Lilies stated an item to consider would be to control the placement of manufactured homes in the City. She also stated this change would provide clarity to the ordinance and protect newly annexed areas.

Henry Potter made a motion to make a report and recommendation to Council in approval of the proposed changes to the MH ordinance. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, Garcia, and Wilson

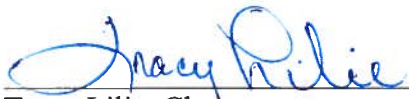
The motion passed.

10. Adjournment.

There was discussion to take up the sign ordinance in January, and an upcoming rezoning request.

John Brown announced he would be moving from the area at the end of the month, and would be resigning his position on the commission.

Lilie adjourned the meeting at 7:00 p.m.



Tracy Lilie, Chairperson

ATTEST:



Bana Schneider, City Secretary