

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, February 6, 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 (absent)
Member	-	Josh Werland
Member	-	Robin Garcia (absent)
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 November 28, 2017 Meeting.

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

The vote was as follows:

Ayes: Lilie, Potter, Brown, Barrett, and Werland

The motion passed.

3. Subdivision of Lot 1, Block 45 of the City of Columbus:

a) Presentation of Preliminary and Final Plat Data for an Application Filed by Beltom LLC for a Replat of a 0.422 Acre Tract Located in Block 45 of the City of Columbus, into Three (3) Lots (0.140 Acres (Lot 1), 0.141 Acres (Lot 2), and 0.141 Acres (Lot 3)).

Donald Warschak stated the subdivision was of an existing City lot into three lots. One cottage style home is already being built on the eastern portion of the property. The owners are hoping to divide the lot into three in order to build 2 additional cottage style homes there. He stated the proposed lots, located at the corner of Prairie and Preston Streets, would meet all set-back requirements.

Abel Garcia of Beltom, LLC stated one house had already been built on the lot. Beltom will be building 2 additional houses. They will include 3 bedroom and 2 bathrooms and square footage will range between 1577 and 1680.

Neighboring property owner, Armando Medrano, was in attendance. He stated he was curious about what was going on at the property.

Garcia stated he had dropped off the building plans for the other two homes for the building inspector.

b) Consideration and Approval of Preliminary Plat Data for an Application Filed by Beltom, LLC for a Replat of a 0.422 Acre Tract Located in the Block 45 of the City of Columbus, into Three (3) Lots (0.140 Acres (Lot 1), 0.141 Acres (Lot 2), and 0.141 Acres (Lot 3)).

Lillie asked if there were any questions for Mr. Garcia. She asked what building material would be used on the outside of the homes. Garcia stated they would all be siding with composite shingle roofs. All of the houses will have energy efficient components, and they will all be different colors.

Mr. Medrano asked the price of the houses. Garcia stated they would be listed at \$219,000. There was discussion concerning the lot widths and depths, and the history of what was located on the lot previously.

Josh Werland made a motion to approve the preliminary plat data as presented. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Lillie, Potter, Brown, Barrett, and Werland

The motion passed.

c) Consideration and Approval of Final Plat Data, to Replat a 0.422 Acre Tract Located in Block 45 of the City of Columbus into Three (3) Lots (0.140 Acres (Lot 1), 0.141 Acres (lot 2), and 0.141 Acres (Lot 3)), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.

Josh Werland made a motion to approve the final plat data as presented. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Lillie, Potter, Brown, Barrett, and Werland

The motion passed.

4. Subdivision of a Lot in Block 13 of the City of Columbus:

a) Presentation and Preliminary and Final Plat Data for an Application Filed by the City of Columbus for a Replat of a 0.641 Acre Tract Located in Block 13 of the City of Columbus, into Two (2) Lots (0.618 Acres (Lot 1), and 0.023 Acres (Lot 2)).

Warschak stated this tract was located where the Visitors Center had just been built. The City had been approached by the Durbin's about purchasing the 7 foot wide by 143.5 foot strip of land for a driveway. The subdivision would be at the City's southern border and the Durbin's northern.

Mr. Durbin stated he appreciated the commission's consideration of their request. He also said, currently, their lot is only 40 feet wide, and they have had to receive a variance from the Board of Adjustments for a previous expansion. Durbin gave a history of the property, and their plans for the future.

Josh Werland asked the process for the sale. Durbin stated it was his understanding City Council would have to approve the request to sell the strip of land once the subdivision of the lot was approved.

John Brown asked Mr. Durbin how long they had been working on the project. Durbin stated they had purchased the property in 1999. He gave a history of the renovations that have been done to date and the plans for the future.

b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by the City of Columbus for a Replat of a 0.641 Acre Tract Located in Block 13 of the City of Columbus, into Two (2) Lots (0.618 Acres (Lot 1), and 0.023 Acres (Lot 2)).**

Henry Potter 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, and Werland

The motion passed.

c) **Consideration and Approval of Final Plat Data, to Replat a 0.641 Acre Tract Located in Block 13 of the City of Columbus, into Two (2) Lots (0.618 Acres (Lot 1), and 0.023 Acres (Lot 2)), and Order that Such Final Plat be recorded with the County Clerk Upon Written Consent of the Subdivider.**

Josh Werland 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, and Werland

The motion passed.

5. **Adjournment.**

Lilie adjourned the meeting at 6:48 p.m.



Tracy Lilie, Chairperson

ATTEST:



Bana Schneider, City Secretary

