

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, December 4, 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 (Absent)
Member	-	Brenda Wilson (Absent)
Member	-	Josh Werland
Member	-	Robin Garcia
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

1. Call to order.

Tracy Lilie called the meeting to order at 6:34 p.m.

2. Approval of Minutes of November 7, 2018 Meeting.

Henry Potter made a motion to approve the minutes as presented. Robin Garcia seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Garcia and Werland

The motion passed.

3. Public Hearing Regarding a Proposed Zoning Change, specifically, 2.627 Acres of Land in the WB Dewees Survey, Abstract No.18, Fronting on Walnut Street (Highway 90) West, from Partial District B, Business or Commercial, and Partial District R-1, Multi-Family, Apartment, Townhouse or Condominium, to Entirely District B, Business or Commercial as Requested by Mary Frances Montier, Maridel Dungen, and Don Montier.

Lilie opened the public hearing at 6:36 p.m.

City Manager, Donald Warschak, pointed out the property being discussed on a City map. He explained the tract and its location. He also pointed out the zoning of adjacent properties.

Realtor, Les Strech addressed the commission. He stated the owners would like to sell the property, but it has been very difficult with the current zoning. He also stated the property would be more valuable to the City as all commercial.

Potter asked if there were any current plans for the property. Strech stated at this time there were no specific plans, but they would like to have this change made in order to make the property more attractive to buyers.

Lilie asked the width of the property. Strech stated it is approximately 189 feet wide. Lilie stated there could be issues with drainage if a commercial entity installed a lot of concrete. Strech spoke about different drainage options. Werland asked if drainage solutions would need to be approved by the City. Warschak stated that would all go through a permitting process.

Werland also asked if notifications had been sent to adjacent property owners. City Secretary, Bana Schneider, stated notices had been sent in the required time frame, but she indicated no phone calls or comments had been received. Warschak stated there would be another public hearing when the recommendation goes to Council. Schneider added notices will not be sent, but the hearing would be publicized in the local newspaper.

Don Montier stated the adjacent property is being used as all commercial. He said he did not remember this issue coming up when they sold that property to the current owner. Robin Garcia asked when the sale took place. Montier stated in 1994 or 1995. Warschak stated zoning was not done until 1998, and since the property was being used for commercial purposes at that time, it was zoned commercial.

The public hearing was closed at 6:47 p.m. by Lilie.

4. **Consideration and Action to Prepare a Recommendation and Report for City Council Regarding a Proposed Zoning Change, specifically, 2.627 Acres of Land in the WB Dewees Survey, Abstract No.18, Fronting on Walnut Street (Highway 90) West, from Partial District B, Business or Commercial, and Partial District R-1, Multi-Family, Apartment, Townhouse or Condominium, to Entirely District B, Business or Commercial as Requested by Mary Frances Montier, Maridel Dungen, and Don Montier.**

Lilie restated the commission only makes a recommendation to Council, and the ultimate decision rests with them.

Josh Werland made a motion to recommend to City Council the proposed zoning change be made as requested. Robin Garcia seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Garcia, and Werland

The motion passed.

5. **Announcements.**

Schneider stated she would send out an email in order to schedule a meeting to work on the sign ordinance.

6. **Adjournment.**

Lilie adjourned the meeting at 6:50 p.m.



Tracy Lilie, Chairperson

ATTEST:



Bana Schneider, City Secretary