

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, May 1, 2012 at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Chairperson	-	Annie Mae Hargrove (absent)
Vice Chairperson	-	Tracy Lilie (absent)
Member	-	Chris Arthur
Member	-	Judy Barrett
Member	-	Henry Potter
Member	-	Mary Ellen Prause (absent)
Member	-	Robin Garcia
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich

1. Call to order.

Member, Henry Potter, called the meeting to order at 6:34 p.m.

2. Approval of Minutes February 28, 2012 Meeting.

Chris Arthur made a motion to approve the minutes of the February 28, 2012 meeting. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Arthur, Barrett, Potter, and Garcia

The motion passed.

3. Subdivision of Block 43, Lots S-4, 5, and 6.

a. Presentation of Preliminary and Final Plat Data for an Application Filed by L.A.W.N. Homes, LLC, to replat a 0.423 Acre Tract located in Block 43, Lots S-4, 5, and 6; Such Application Requesting Said Tract be Subdivided into Three (3) Lots (0.154, 0.134, and 0.134 Acre Tracts).

Henry Potter recognized the first of three people who signed up to speak on the item. Neil Adcock, representing L.A.W.N. Homes explained that the property was the Bubba Holland property that the company purchased as three lots and that they want to build three homes on it. They first went to the Board of Adjustments to request a variance on the corner lot for the setbacks. The Board of Adjustments did not grant the variance because it would have blocked the view down the street. They then decided to replat the three lots making the corner one larger so that they would not need the variance. He said that with the replat all of the lots would be legal.

Ken Clark spoke for himself and Betty Clark. They own property to the east of the lots in question and feel like even with the 15 foot setback the house will stick out like a sore thumb. He said that other houses on the street have larger setbacks. He said that if Mr. Adcock would put only two houses on the property that they would have no objections. Mr. Adcock clarified that they are not requesting a variance because if the lots are replatted, they will not need one. He also said that they had purchase the land as three lots and that it would not be economically feasible for them to only build two houses. City Manager, Donald Warschak, showed a map of

the property and explained that the proposed lots would be in compliance with City requirements. Mr. Potter asked if there were any more questions. There were none.

- b. **Consideration and Approval of Preliminary Plat Data for an Application filed by L.A.W.N. Homes, LLC, to replat a 0.423 Acre Tract located in Block 43, Lots S-4, 5, and 6; Such Application Requesting Said Tract be Subdivided into Three (3) Lots (0.154, 0.134, and 0.134 Acre Tracts).**

Henry Potter asked if there was any additional discussion.

Chris Arthur made a motion to approve the preliminary plat data as presented. Judy Barrett seconded the motion. Chris Arthur explained to Mr. Clark that L.A.W.N. had met all of the requirements.

The vote was as follows:

Ayes: Arthur, Barrett, Potter, and Garcia

The motion passed.

- c. **Consideration and Approval of Final Plat Data, to replat a 0.423 Acre Tract located in Block 43, Lots S-4, 5, and 6; Such Application Requesting Said Tract be Subdivided into Three (3) Lots (0.154, 0.134, and 0.134 Acre Tracts), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Robin Garcia made a motion to approve the Final Plat as presented and to order that it be recorded at the County Clerk's office upon written consent of the subdivider. Chris Arthur seconded the motion.

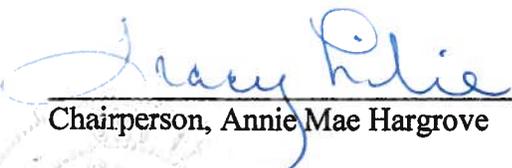
The vote was as follows:

Ayes: Arthur, Barrett, Potter, and Garcia

The motion passed.

4. **Adjournment.**

With no further business, the meeting was adjourned at 6:47 p.m.



Chairperson, Annie Mae Hargrove

ATTEST:



Linda Lakich, City Secretary