

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Wednesday, June 11, 2014 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 (arrived at 6:31 p.m.)
Member	-	Chris Arthur
Member	-	Judy Barrett
Member	-	Henry Potter
Member	-	Mary Ellen Prause
Member	-	Robin Garcia
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich

1. **Call to order.**

Henry Potter called the meeting to order at 6:30 p.m.

2. **Approval of Minutes of February 25, 2014 Meeting.**

Henry Potter asked if there were any additions or corrections to the minutes as presented. There were none. Mr. Potter stated that the minutes stand approved as read.

3. **Subdivision of Part of Krueger Subdivision, 0 King Drive**

a. **Presentation of Preliminary and Final Plat Data for an Application Filed by Donna and Gary Krueger for a subdivision of property located in the Krueger subdivision, being that same land described in deed dated March 13, 2002, from Joyce Loessin to Gary W. Krueger and wife, Donna J. Krueger, recorded in Volume 397, Page 508 of the Colorado County Deed Records, 0 King Drive, into two (2) lots (0.349 and 0.349 acres).**

Sidney Chollett, who owns the house next door to the lot in question, stated that he did not want it to be divided. He stated that the lots in the neighborhood are all large and that this one should match the rest. He stated that dividing the lot as proposed would hurt the look of the neighborhood and the hurt property values of other homes.

Tracy Lilie arrived at 6:31 p.m.

Marilyn Schobel also stated that she was against dividing the lot and that she thought that it would devalue surrounding properties.

City Manager, Donald Warschak, presented the proposed plat. He stated that there is a buyer interested in building a house on the property but they want a smaller lot. He also stated that the proposed lots meet the City's minimum standards and that the current trend is towards smaller lots. He also presented letters from Joyce Loessin and J.V. and Patsy Hamman opposing the division.

There was a discussion by the Board concerning the fact that the requested division meets all of the restrictions mandated by the City. There was a question about whether there were any restrictions on dividing the lot included in the deed when purchased.

**b. Consideration and Approval of Preliminary Plat Data for an Application Filed by Donna and Gary Krueger for a subdivision of property located in the Krueger subdivision, being that same land described in deed dated March 13, 2002, from Joyce Loessin to Gary W. Krueger and wife, Donna J. Krueger, recorded in Volume 397, Page 508 of the Colorado County Deed Records, 0 King Drive, into two (2) lots (0.349 and 0.349 acres).**

Henry Potter asked what the wishes of the Board were. Robin Garcia stated that because the requested subdivision falls in line with the City's requirements, that she would recommend approval. Mary Ellen Prause agreed that if there were no other restrictions, that they would have no reason not to approve the request.

Mary Ellen Prause made a motion to pass the decision on to City Council. The motion failed for lack of a second.

Traci Lilie made a motion to table the item to allow the Board to seek further information concerning any possible deed restrictions. Robin Garcia seconded the motion.

The vote was as follows:

Ayes: Lilie, Arthur, Garcia, Barrett, Prause, and Potter

Absent: Hargrove

The motion passed.

**c. Consideration and Approval of Final Plat Data, to replat property located in the Krueger subdivision, being that same land described in deed dated March 13, 2002, from Joyce Loessin to Gary W. Krueger and wife, Donna J. Krueger, recorded in Volume 397, Page 508 of the Colorado County Deed Records, 0 King Drive, into two (2) lots (0.349 and 0.349 acres) and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Chris Arthur made a motion to table this item also. Robin Garcia seconded the motion.

The vote was as follows:

Ayes: Lilie, Arthur, Garcia, Barrett, Prause, and Potter

Absent: Hargrove

The motion passed.

**4. Adjournment.**

With no further business, the meeting was adjourned at 6:50 p.m.



Chairperson, Annie Mae Hargrove

ATTEST:



Linda Lakich, City Secretary