

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, February 16, 2016 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
Member	-	Robin Garcia (absent)
Member	-	John Brown (absent)
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 December 29, 2015 Meeting.

Josh Werland made a motion to approve the minutes as presented. Brenda Wilson seconded the motion.

The vote was as follows:

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

The motion passed.

3. Discussion of Ordinance Workshop – Commercial Corridor Overlay District.

City Manager, Donald Warschak, gave an overview of the accompanying draft. He stated the purpose was to put appearance restrictions on businesses in the main commercial corridors through the City. He indicated the committee which drafted the guidelines consisted of himself, Stein, Hastedt, and Mangini from Board of Adjustments; Rankin from City Council; Gobert from CCIDC; and Arthur from Planning and Zoning.

Warschak also stated the business district on Walnut was broken up into two different sections, with the area closer to downtown having more historical standards. Mr. Potter asked if this will go back to City Council after any recommendations P & Z makes. Warschak stated Council would definitely take into consideration any recommendations the committee makes. Potter then asked if City Council would approve it. Warschak indicated they could adopt it as a new ordinance. Potter continued, asking who would enforce the policy. Warschak answered that Code Enforcement would be responsible for the enforcement. Potter asked if the City had any structure ordinances at the present time. Warschak stated that international building codes are followed, but there is nothing addressing appearance.

Lilie commented that there seems to be a word missing in the first sentence of the paragraph after "D" of the "Purpose and Intent" section. The City Secretary stated she would ask Councilwoman Gobert about it.

A copy of the draft with recommended changes is attached to these minutes.

Additional comments are as follows:

Lilie asked if Council would appoint a separate committee, mentioned in section 1, for approval and variance requests.

Regarding landscaping, Werland questioned the required landscaping on 5% of an open lot. He stated, while landscaping would be nice, why put a required amount. Potter continued with the landscaping by asking how it would be enforced. Warschak stated it would be done by Code Enforcement. Werland asked if non-compliance would garner a fine. Warschak stated either that or they would not be issued a certificate of occupancy. Brenda Wilson stated the landscaping requirement should be nixed. She thinks this stipulation would be a headache to enforce, and could result in many complaints going to the Code Enforcement officer. Potter stated landscape requirements may be fine for places like River Oaks and Highland Village, but he does not believe all of the restrictions are appropriate for Columbus. Wilson stated it (landscaping) should not be a requirement, but an option.

Josh Werland stated that too many restrictions could discourage new businesses from locating in the City; however, they could choose to not have their business on one of the corridors.

Potter stated, as a business owner on Hwy. 71, he finds this a little restrictive. He liked the idea of encouraging building maintenance, cleanliness and striping of parking lots, but it may be unrealistic in town. It might encourage businesses to locate outside of the City limits.

Lilie asked if there is curbing in all of these areas, and there are many areas that could not have curbing. She questioned the use of the word "shall" in B-1 of the document; perhaps "should" would be more appropriate. Potter expanded on that section as well. He stated the paving material needs to be explicit.

There was discussion of section C-2 regarding screening of mechanical equipment located on roofs. Josh Werland asked whether or not the City has a building height requirement, and if the last sentence in that section would be required.

Wilson asked about temporary type buildings and if they would be able to be expanded. Discussion ensued regarding allowing or disallowing any new portable buildings. Warschak stated "portable" would have to be defined.

4. Adjournment.

With no further business, the meeting was adjourned at 7:50 p.m.



Tracy Lilie, Chairperson

ATTEST:



Bana Schneider, City Secretary