

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, November 15, 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
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 October 12, 2016 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, Barrett, Brown, Garcia, Werland and Wilson

The motion passed.

**3. Subdivision of Lot 6 of Block 94 of the City of Columbus:**

**a) Presentation of Preliminary and Final Plat Data for an Application Filed by Donnie Rollins for a Replat of a 0.43 Acre Tract Located in Block 94 of the City of Columbus, into Two (2) Lots (0.2346 and 0.1954 Acres).**

Donnie Rollins thanked the committee for serving the community. He stated lot 6 is located at Smith and Live Oak.

City Manager, Donald Warschak, stated setbacks and lot sizes meet the ordinance requirements. There will be a short extension of Smith Street to the new tract in order to reach a driveway that will have to be constructed.

There was discussion about the location of the property.

City Secretary, Bana Schneider, stated letters notifying the property owners in the area had been mailed, and only one phone inquiry had been received.

**b) Consideration and Approval of Preliminary Plat Data for an Application Filed by Donnie Rollins for a Replat of a 0.43 Acre Tract Located in Block 94 of the City of Columbus, into Two (2) Lots (0.2346 and 0.1954 Acres).**

Josh Werland made a motion to approve the preliminary plat data as presented. Brenda Wilson seconded the motion.

The vote was as follows:

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

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat and 0.43 Acre Tract Located in Block 94 of the City of Columbus into Two (2) Lots (0.2346 and 0.1945 Acres), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Henry Potter made a motion to approve the final plat data. Judy Barrett seconded the motion.

The vote was as follows:

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

The motion passed.

4. **Subdivision of Lot 3 of Block 6 in the E. Tumlinson Survey of the City of Columbus:**

- a) **Presentation of Preliminary and Final Plat Data for an Application Filed by James and Jeanine Lowrey for a Replat of a 0.3333 Acre Tract Located in Block 6 of the E. Tumlinson Survey of the City of Columbus, into Two (2) Lots (0.2853 and 0.0480 Acres).**

Warschak explained where the property was located. He stated this replat was for additional TxDOT right of way for the new east river bridge project.

- b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by James and Jeanine Lowrey for a Replat of a 0.3333 Acre Tract Located in Block 6 of the E. Tumlinson Survey of the City of Columbus, into Two (2) Lots (0.2853 and 0.0480 Acres).**

Josh Werland made a motion to approve the preliminary plat data. Robin Garcia seconded the motion.

The vote was as follows:

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

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 0.3333 Acre Tract Located in Block 6 in the E. Tumlinson Survey of the City of Columbus, into Two (2) Lots (0.2853 and 0.0480 Acres), 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 data. Josh Werland seconded the motion.

The vote was as follows:

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

The motion passed.

**5. Consideration and Action Regarding the Commercial Corridor Overlay.**

Lilie asked if the City Attorney had reviewed the document, and what his comments were. Schneider stated the attorney thought it might discourage development, but an ordinance could be developed from the Commercial Corridor Overlay document.

John Brown asked why the attorney thought it would discourage development. Warschak stated the increased construction costs involved might encourage business owners to build elsewhere. There was discussion concerning the benefits and possible pitfalls of the regulations. The committee also discussed the next steps in the process for adopting an ordinance.

Potter stated he did not want to make it so restrictive to discourage new businesses. The boundaries of the corridor were discussed. Potter stated he would support a new ordinance, but would like to monitor business activity to make sure it is not hampering development. Warschak stated if it does become an ordinance, it could be amended after the fact.

Henry Potter made a motion to send the Commercial Corridor Overlay to the City Council for adoption. John Brown seconded the motion.

The vote was as follows:

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

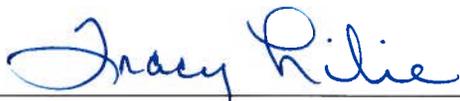
The motion passed.

**6. Discussion of the Proposed Sign Ordinance.**

Warschak stated the proposed ordinance, as presented to the committee, was a compilation from several different communities. The committee discussed a plan of action for tackling a sign ordinance. There was also discussion about the current ordinance. They asked to see some sample ordinances concerning LED signage.

**7. Adjournment.**

With no further business, the meeting was adjourned at 7:15 p.m.



Tracy Lilie, Chairperson

**ATTEST:**



Bana Schneider, City Secretary