

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, December 13, 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 (Absent)
Member	-	Brenda Wilson
Member	-	Josh Werland (Absent)
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 November 15, 2016 Meeting.

Henry Potter made a motion to approve the minutes as presented. John Brown seconded the motion.

The vote was as follows:

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

The motion passed.

3. Subdivision of Lot 6 in the WB Dewees Survey (A-18) of the City of Columbus:

a) Presentation of Preliminary and Final Plat Data for an Application Filed by Deborah Herring for a Replat of a 4.87 Acre Tract Located in the WB Dewees Survey (A-18) of the City of Columbus, into Four (4) Lots (4.364, 0.169, 0.169, and 0.168 Acres).

Donald Warschak gave an overview of the subdivision details. The owner of the property to be subdivided, Deborah Herring, stated she wanted to sell three lots to Neil Adcock, and he would be building a house on each of the lots.

Nearby resident, Robert Henneke asked about the residual property and if it would be for sale. Herring stated it would be for sale eventually, at this time it is not on the market. Henneke asked if the property was restricted. Henry Potter asked how the property was currently zoned. Warschak stated, at this time, it was zoned as multifamily, and apartments and townhouses could go there as well as single family housing. Potter asked about the procedure for rezoning, and Warschak gave an overview of the steps required for rezoning. Henneke voiced his concern for property values if apartments were allowed to be developed there. He stated he had no problem with single family homes being built on the subdivided lots, but he was worried about the development on the remaining property.

Herring stated the front part of the lot was zoned commercial. Potter referred to the zoning map, and stated the entire lot is zoned multifamily, not commercial.

Another property owner, Jacob Barten stated the replat did not appear to comply with Chapter 10 Subdivision regulations in the City's Code of Ordinances regarding set back requirements.. He was also concerned about how the development would impact the drainage on Fairview Street. Paul Weido stated he was worried about run-off to Oak Cluster Drive. There was discussion of the current drainage conditions and the areas susceptible to flooding.

Warschak gave a brief history of the drainage in that area, highlighting existing problems. Barten asked that a drainage study be done. Weido concurred with Barten's assessment.

Henry Potter stated he felt drainage issues needed to be addressed before any development could take place. Lilie asked if the commission had any further questions regarding this replat.

b) Consideration and Approval of Preliminary Plat Data for an Application Filed by Deborah Herring for a Replat of a 4.87 Acre Tract Located in the WB Dewees Survey (A-18) of the City of Columbus, into Four (4) Lots (4.364, 0.169, 0.169, and 0.168Acres).

Henry Potter made a motion to table this item in order to receive additional information. Brenda Wilson seconded the motion.

The vote was as follows:

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

Absent: Barrett and Werland

The motion passed.

c) Consideration and Approval of Final Plat Data, to Replat a 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.

No action was taken on this item.

4. Subdivision of a Lot in the E. Tumlinson Survey (A-44) of the City of Columbus:

a) Presentation of Preliminary and Final Plat Data for an Application Filed by Union Pacific Railroad for a Replat of a 0.9420 Acre Tract Located in the E. Tumlinson Survey (A-44) of the City of Columbus, into Two (2) Lots (0.8676 and 0.0744 Acres).

Warschak stated this replat was for additional property required for the new east river bridge project. Potter asked the location of the property. Warschak explained where the property was located. Potter also asked if Union Pacific was selling the property to TxDOT. Warschak stated he did not know the details of the transaction, only that TxDOT needed this property for additional right of way.

b) Consideration and Approval of Preliminary Plat Data for an Application Filed by Union Pacific Railroad for a Replat of a 0.9420 Acre Tract Located in the E. Tumlinson Survey (A-44) of the City of Columbus, into Two (2) Lots (0.8676 and 0.0744 Acres).

Robin Garcia made a motion to approve the preliminary plat data. Henry Potter seconded the motion.

The vote was as follows:

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

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 0.9420 Acre Tract Located in the E. Tumlinson Survey (A-44) of the City of Columbus, into Two (2) Lots (0.8676 and 0.0744 Acres), and Order that Such Final Plat be Recorded with the County Clerk.**

Henry Potter made a motion to approve the final plat data. Brenda Wilson seconded the motion.

The vote was as follows:

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

The motion passed.

5. **Subdivision of a Lot in Block 139 of the City of Columbus:**

- a) **Presentation of Preliminary and Final Plat Data for an Application Filed by the Millycent Crenek Cordes Estate for a Replat of a 0.9680 Acre Tract Located in Block 139 of the City of Columbus, into Two (2) Lots (0.617 Acres (Lot A) and 0.351 Acres (Lot B)).**

Warschak gave a history of the property. He stated it was a very large lot containing one house that fronted Wallace Street and the other that fronted Harbert Street. Warschak also gave the frontage and depth of each property. Lilie asked if the dividing line was what is currently used. The owner, Jane Easterling, wants the property divided in order for each house to be on a separate property. She stated the boundary for separation was set out in her mother's will.

- b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by the Millycent Crenek Cordes Estate for a Replat of a 0.9680 Acre Tract Located in Block 139 of the City of Columbus, into Two (2) Lots (0.617 Acres (Lot A) and 0.351 Acres (Lot B)).**

Robin Garcia made a motion to approve the preliminary plat data. John Brown seconded the motion.

The vote was as follows:

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

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 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. John Brown seconded the motion.

The vote was as follows:

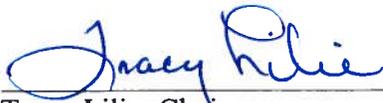
Ayes: Lilie, Potter, Brown, Garcia, and Wilson

Absent: Barrett and Werland

The motion passed.

6. Adjournment.

With no further business, the meeting was adjourned at 6:56 p.m.



Tracy Lilie, Chairperson

ATTEST:



Bana Schneider, City Secretary