

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, May 24, 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 (absent)
Member	-	Josh Werland
Member	-	Robin Garcia (absent)
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 February 16, 2016 Meeting.**

Henry Potter made a motion to approve the minutes as presented. Josh Werland seconded the motion.

The vote was as follows:

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

The motion passed.

**3. Subdivision of Northwest Corner of Block 29 City of Columbus:**

**a. Presentation of Preliminary and Final Plat Data for an Application Filed by Charlotte Tilotta for an Replat of a 0.536 Acre Tract Located in the Northwest Corner of Block 29 of the City of Columbus, into two (2) lots (0.503 and 0.033 Acres).**

City Manager, Donald Warschak gave a brief history of the property. Charlotte Tilotta stated she wants to sell this particular lot, but a portion of the lot is the driveway she currently uses to access her home. She wants the subdivision in order to keep all of her driveway and a small portion adjacent to the driveway in order to help with drainage.

Neighbor Libby Flint stated she had spoken with others in the neighborhood, and no one had any objections.

**b. Consideration and Approval of Preliminary Plat Data for an Application Filed by Charlotte Tilotta for an Replat of a 0.536 Acre Tract Located in the Northwest Corner of Block 29 of the City of Columbus, into two (2) lots (0.503 and 0.033 Acres).**

John Brown made a motion to approve the preliminary plat data as filed by Charlotte Tilotta. Henry Potter seconded the motion.

The vote was as follows:

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

The motion passed

- c. **Consideration and Approval of Final Plat Data, to replat and 0.536 Acre Tract located in the Northwest Corner of Block 29 of the City of Columbus into two (2) lots (0.503 and 0.033 Acres), and Order that Such final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Josh Werland made a motion to approve the final plat data. John Brown seconded the motion.

The vote was as follows:

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

The motion passed

4. **Discussion of Ordinance Workshop – Commercial Corridor Overlay Districts.**

The City Secretary stated she had made the changes as discussed at the last meeting. She stated she would ask Councilwoman Gobert about the missing word in paragraph one.

Warschak stated the next step would be to submit the recommendations to City Council. There was discussion regarding temporary buildings. Werland stated if the overlay was passed, there are some stricter guidelines that would have to be met by the owners of the temporary buildings.

Lilie asked how these changes would affect existing businesses. Schneider stated if there was remodeling done at the percentage stated in the overlay, then existing properties would have to comply.

Libby Flint stated that without any guidelines, there would never be any improvement. Flint continued, you have to start somewhere.

Potter stated he wished something could be done to make existing businesses take pride in their properties by maintaining the parking lots, and controlling weeds.

Lilie asked if the City would enforce the standards located in the overlay. Warschak stated a tie-back to penalties would need to be included. There would be an ordinance violation.

Warschak stated if the committee was satisfied with the language of the overlay, then it could be sent to the City Attorney for review. The City Attorney comments will come back to the committee for review before being sent to Council.

5. **Adjournment.**

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

Handwritten signature of Tracy Lilie in blue ink, written in a cursive style.

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Tracy Lilie, Chairperson

**ATTEST:**

Handwritten signature of Bana Schneider in blue ink, written in a cursive style.

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Bana Schneider, City Secretary

